

COMM SW COR OF SE1/4 OF NW1/4, R
N R/W OF UNION PARK RD FOR POB,
SE 123.44 FT, S 191.84 FT TO N R

KOON JESSICA
596 NW UNION PARK RD
WELLBORN, FL 32094

2026

11-3S-15-00157-005



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	2	100
Bathrooms	2	100
Stories	1.	1. 100
Architectual	01	CONV 100
Units	0	100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

Quality	05	05
DOR CODE	0200 MOBILE HOME	
MAP NUM		01

NEIGHBORHOOD/LOC	11315.00	1.00/
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,216	100		1,216	70,980
UST	512	45		230	13,426

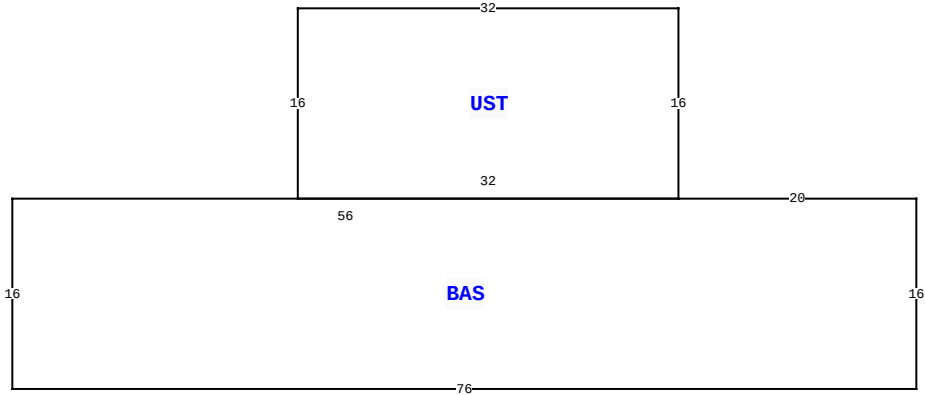
TOTALS	1,728			1,446	84,405
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0296	SHED METAL	0	0	0	0	1.00	UT	0.00
2	0040	BARN, POLE	0	0	24	24	576.00	UT	2.50
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0200	C	MBL HM	0		A-1	0.00	0.00	0.50

REVIEW DATE	01/24/2023	BY	KS
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MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0201	02	1,446	112.9000	106.13	153,464	1998	1998	0	0	0	45.00	55.00	
1 MANUF 1 0% - 0													
Heated Area: 1216 HX Base Yr													



596 NW UNION PARK RD, WELLBORN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
100	2005	2005	3	100	100	
100	2013	2013	3	100	1,440	
100			3	100	7,000	

TOTAL OB/XF	8,540
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UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
AC		1.00	1.00	0.50	13,000.00	6,500.00	3,250

Total Acres: 0.50	Total Land Value: 3,250	Market: 0	Agricultural: 0
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COLUMBIA COUNTY PROPERTY									
PAGE 1 of 1									

VALUATION BY		STANDARD
Tax Group: 3		Tax Dist:
BUILDING MARKET VALUE		84,405
TOTAL MARKET OB/XF VALUE		8,540
TOTAL LAND VALUE - MARKET		3,250
TOTAL MARKET VALUE		96,195
SOH/AGL Deduction		21,355
ASSESSED VALUE		74,840
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		74,840
TOTAL JUST VALUE		96,195
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		96,195

PRCL:0:87: LC. GM

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19358	M H	125	03/25/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0936/0774	9/25/2001	WD	Q	V		12,500

GRANTOR: LEON & VERA MCCALL

GRANTEE: JESSICA KOON

0695/0487	2/06/1989	AG	Q	V		20,500
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GRANTOR: DEAS-BULLARD

GRANTEE: SNEAD

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W20 UST= N16 W32 S16 E32\$ W56 S16 E76 N16\$.