

PANOZZO SEVIM/PANOZZO MARK SR
627 NW UNION PARK RD
WELLBORN, FL 32094

11-3S-15-00157-007

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1									
ELEMENT CD		TYPE		MDL		EFF. AREA		TOT ADJ PTS		EFF. BASE RATE		REPL. COST NEW		AYB		EYB		ECON		FNCT		NORM		% COND		VALUATION BY		STANDARD	
Exterior Wall		0800		02		1,632		103.9000		62.34		101,739		1984		1995		0		0		60.00		40.00		Tax Group: 3		Tax Dist:	
Roof Structure		1		MOBILE HME		100%		- 2003		Heated Area: 1152		HX Base Yr 2003														BUILDING MARKET VALUE		40,696	
Roof Cover		12		MODULAR MT 100																						TOTAL MARKET OB/XF VALUE		10,900	
Interior Wall		04		PLYWOOD 100																						TOTAL LAND VALUE - MARKET		90,090	
Interior Floor		14		CARPET 90																						TOTAL MARKET VALUE		63,119	
Interior Floor		08		SHT VINYL 10																						SOH/AGL Deduction		20,909	
Air Condition		02		WINDOW 100																						ASSESSED VALUE		42,210	
Heating Type		04		AIR DUCTED 100																						TOTAL EXEMPTION VALUE		HX HB 25,000	
Bedrooms				3 100																						BASE TAXABLE VALUE		17,210	
Bathrooms				2 100																						TOTAL JUST VALUE		141,686	
Stories		1.		1. 100																						NCON VALUE		0	
Architectual		01		CONV 100																						INCOME VALUE			
Units		03		03 100																						PREVIOUS YEAR MKT VALUE		141,686	
Condition Adj		01		01 100																									
Kitchen Adjus																													
Quality		05		05																									
DOR CODE		5000		IMPROVED AG																									
MAP NUM				MKT AREA																									
NEIGHBORHOOD/LOC		11315.00		1.00/																									
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		YEAR		TOT ADJ AREA		SUBAREA MARKET VALUE																			
BAS		1,152		100				1,152		28,726																			
FEP		175		85				149		3,716																			
FEP		325		85				276		6,882																			
FOP		48		35				17		424																			
FOP		108		35				38		948																			
TOTALS		1,808						1,632		40,696																			
EXTRA FEATURES		627 NW UNION PARK RD, WELLBORN																											
BLD DATE		XF DATE		INC DATE																									
LGL DATE		LAND DATE		AG DATE																									
04/07/2025		10/16/2023																											
MLU		SPF																											
BUILDING NOTES																													
BUILDING DIMENSIONS																													
BAS=		W17		FEP=		N7		FEP=		N13		W25		S13		E25\$		W25		S7		E25\$		W31		S24			
FOP=		S6		E18		N6		W18\$		E18		FOP=		S6		E8		N6		W8\$		E30		N24\$.					
LAND DESCRIPTION																													
TOTAL OB/XF																													
10,900																													
L N		USE CODE		CLS		LAND USE DESCRIPTION		CAP		R D		LOC ZONE		FRONT		DEPTH		TOT LND UTS		UNIT TYPE		D T		DPHT FACT		% COND		TOT ADJ	
1		0200		C		MBL HM		100				A-1		0.00		0.00		1.00		AC				1.00		1.00		1.00	
2		6200		A		PASTURE 3		0				A-1		0.00		0.00		9.01		AC				1.00		1.00		1.00	
3		9910		M		MKT. VAL. AG		0				A-1		0.00		0.00		9.01		AC				1.00		1.00		1.00	
9,000.00																													
280.00																													
9,000.00																													
9,000.00																													
9,000.00																													
9,000.00																													
9,000.00																													
9,000.00																													
9,000.00																													
9,000.00																													
9,000.00																													
9,000.00																													
9,000.00																													
9,000.00																													
9,000.00																													
9,000.00																													
9,000.00																													
9,000.00																													
9,000.00																													
9,000.00																													
9,000.00																													
9,000.00																													
9,000.00																													
9,000.00																													
9,000.00																													
9,000.00																													
9,000.00																													
9,000.00																													
9,000.00																													
9,000.00																													
9,000.00																													
9,000.00																													
9,000.00																													
9,000.00																													
9,000.00																													
9,000.00																													
9,000.00																													
9,000.00																													
9,000.00																													
9,000.00																													
9,000.00																													
9,000.00																													
9,000.00																													
9,000.00																													
9,000.00																													
9,000.00																													
9,000.00																													
9,000.00																													
9,000.00																													
9,000.00																													
9,000.00																													
9,000.00																													
9,000.00																													
9,000.00																													
9,000.00																													
9,000.00																													