COMM SW COR OF NE1/4 OF SW1/4, R
E 539.27 FT FOR POB, RUN N 12.75
FT, E 574.88 FT, S 317.29 FT, W

GROH DAVID R
723 NW UNION PARK RD
WELLBORN, FL 32094

2026

11-3S-15-00157-013

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	05	05

DOR CODE 0200 MOBILE HOME

MAP NUM | MKT AREA 01

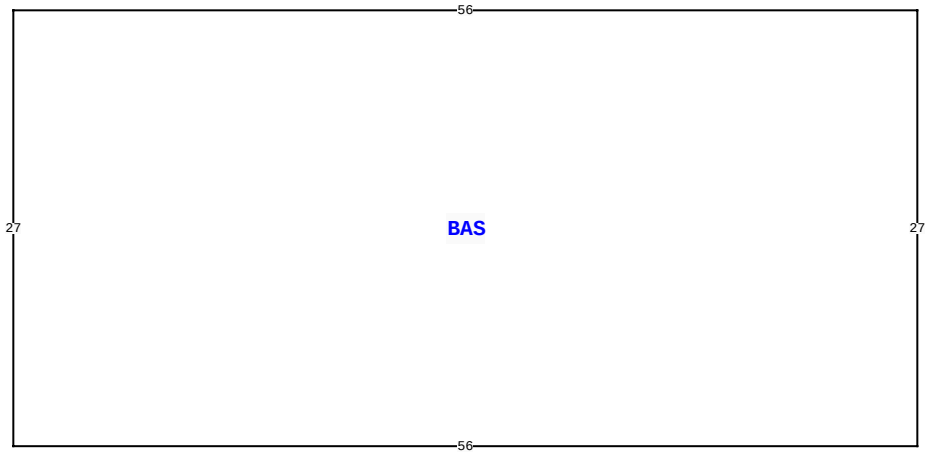
NEIGHBORHOOD/LOC 11315.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100		1,512	42,348
TOTALS	1,512			1,512	42,348

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,512	116.7000	70.02	105,870	1996	1996	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2014 Heated Area: 1512 HX Base Yr 2014



723 NW UNION PARK RD, WELLBORN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		42,348
TOTAL MARKET OB/XF VALUE		8,550
TOTAL LAND VALUE - MARKET		46,750
TOTAL MARKET VALUE		97,648
SOH/AGL Deduction		37,127
ASSESSED VALUE		60,521
TOTAL EXEMPTION VALUE	HX HB DX	40,521
BASE TAXABLE VALUE		20,000
TOTAL JUST VALUE		97,648
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		97,648

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1272/1962	3/12/2014	QC	U	I	11	100
GRANTOR: DEBRA G WARNER						
GRANTEE: DAVID R GROH						
1272/1956	2/07/2014	PR	U	I	11	100
GRANTOR: DAVID R GROH AS PR						
GRANTEE: DAVID R GROH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W56 S27 E56 N27$.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0297	SHED CONCR	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	300	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	50	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2016	2016	3	100	1,200	

LAND DESCRIPTION

TOTAL OB/XF 8,550

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0200	C	MBL HM	100		A-1	0.00	0.00	5.00	AC		1.00	1.00	0.85	11,000.00	9,350.00	46,750							

REVIEW DATE 01/24/2023 BY KS Total Acres: 5.00 Total Land Value: 46,750 Market: 0 Agricultural: 0 Common: 46,750 PRINTED 11/19/2025 BY SYS