PART OF PRCLS A & B BETHEA ACRES
BEG NW COR OF SW1/4, RUN E 398.3
FT, W 398.31 FT, N 656.25 FT TO

RAYMOND RUTH A
P O BOX 482
MELROSE, FL 32666

2026

11-3S-15-00157-101

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	11315.010 1.00/		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

279 NW UNION PARK RD, WELLBORN

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	10,000
TOTAL LAND VALUE - MARKET	66,000
TOTAL MARKET VALUE	76,000
SOH/AGL Deduction	20,438
ASSESSED VALUE	55,562
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	55,562
TOTAL JUST VALUE	76,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	76,000

SALE:4:1: 2 PARCELS (102)
SALE:3:1: REPO (ORB 787-2172 $16,700)
SALE:2:1: SOMETHING WRONG - SALE TOO LOW-INQUIRY M
BLDG:1:1: DOLP MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050937	Electrical Servic	0	10/02/2024
000048344	Mobile Home		10/05/2023
28670	M H	468	06/18/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1188/1863	1/27/2010	WD	U	I	34	7,900
GRANTOR: DEAS-BULLARD PROPERTI						
GRANTEE: RUTH A RAYMOND F/K/						
1156/0103	7/31/2008	WD	Q	I	02	100
GRANTOR: DEAS-BULLARD PROPERTI						
GRANTEE: DEAS-BULLARD PROPER						

BUILDING NOTES

BUILDING DIMENSIONS

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	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
2	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	

LAND DESCRIPTION

TOTAL OB/XF 10,000

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	0000	C	VAC RES	0		A-1	0.00	0.00	6.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	66,000							

REVIEW DATE 12/02/2024 BY SYS Total Acres: 6.00 Total Land Value: 66,000 Market: 0 Agricultural: 0 Common: 66,000 PRINTED 11/19/2025 BY SYS