PART OF PARCEL C, BETHEA ACRES S
COMM AT SW COR OF NW1/4 OF SW1/4
FT FOR POB, CONT N 150 FT, E 871

MILLER JOHN RICHARD
161 NW UNION PARK RD
WELLBORN, FL 32094

2026

11-3S-15-00157-105

COLUMBIA COUNTY PROPERTY

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	13	LAM/VNLPLK 80
Interior Floo	14	CARPET 20
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
Condition Adj	04	04 100
Quality	05	05

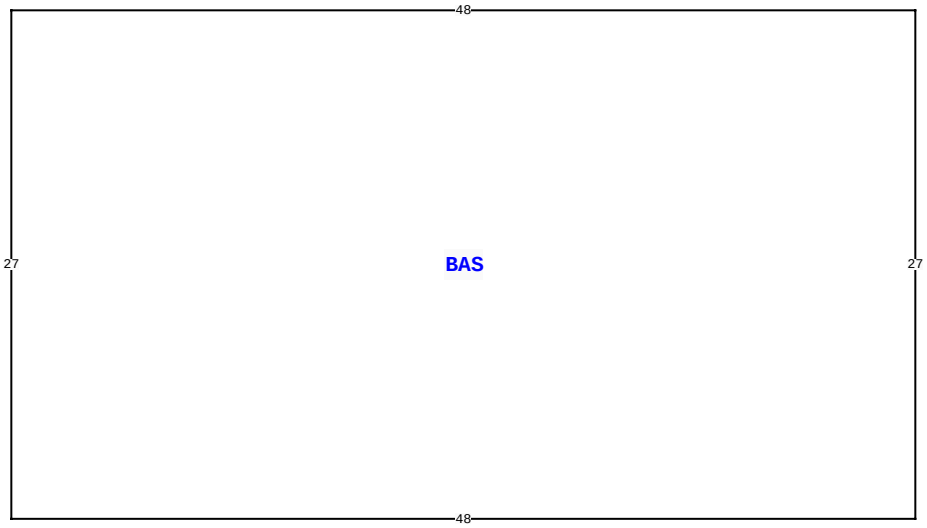
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	11315.010	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,296	100		1,296	113,838
TOTALS	1,296			1,296	113,838

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,296	126.2800	118.70	153,835	2013	2013	0	0	0	26.00	74.00

1 MANUF 1 100% - 2023 Heated Area: 1296 HX Base Yr 2023



161 NW UNION PARK RD, WELLBORN

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		113,838
TOTAL MARKET OB/XF VALUE		18,200
TOTAL LAND VALUE - MARKET		30,000
TOTAL MARKET VALUE		162,038
SOH/AGL Deduction		0
ASSESSED VALUE		162,038
TOTAL EXEMPTION VALUE	HX HB 13	162,038
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		162,038
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		165,115

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049768	Storage Building	10,984	05/09/2024
000049459	Roof Replacement	8,500	03/19/2024
000045592	Storage Building	13,200	09/30/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1468/784	5/26/2022	WD	Q	I	01	175,500
GRANTOR: BALL JASON C						
GRANTEE: MILLER JOHN RICHARD						
1252/2165	2/26/2013	WD	U	V	11	100
GRANTOR: GUY F & DONNA R SNEAD						
GRANTEE: JASON C & LINDSEY D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W48 S27 E48 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	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
2	0081	DECKING WI	0	100	0	0	1.00	UT	400.00	400.00	100	2023	2022		100	400	
3	0030	BARN,MT	0	100	0	0	600.00	UT	18.00	18.00	100	2025	2024		100	10,800	

LAND DESCRIPTION

TOTAL OB/XF 18,200

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	3.00	AC		1.00	1.00	1.00	10,000.00	10,000.00	30,000							

REVIEW DATE 07/10/2024 BY randall Total Acres: 3.00 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 11/19/2025 BY SYS