PART OF PRCL'S A & B BETHEA ACRE
COMM NE COR OF NW1/4 OF SW1/4, R
POB, S 578.28 FT, E 301.87 FT, N

SHEDDAN WILLIAM E
1831 NE FERN AVE
PINETTA, FL 32350-2965

2026

11-3S-15-00157-106

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	14	CARPET 90
Interior Floo	08	SHT VINYL 10
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

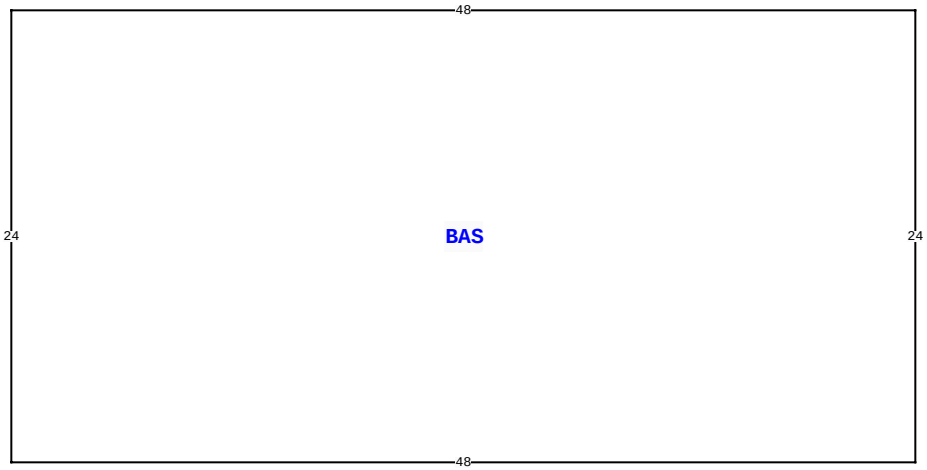
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	11315.010 1.00/		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,152	100		1,152	31,491
TOTALS	1,152			1,152	31,491

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,152	113.9000	68.34	78,728	1999	1999	0	0	0	60.00	40.00

2 MOBILE HME 0% - 0 Heated Area: 1152 HX Base Yr



589 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	31,491
TOTAL MARKET OB/XF VALUE	19,400
TOTAL LAND VALUE - MARKET	36,000
TOTAL MARKET VALUE	86,891
SOH/AGL Deduction	1,397
ASSESSED VALUE	85,494
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	85,494
TOTAL JUST VALUE	86,891
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	86,891

SALE:2:1: SOMETHING WRONG-SALE TOO LOW-INQUIRY MAI

PERMIT NUM	DESCRIPTION	AMT	ISSUED
27906	M H	0	06/24/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1239/1853	8/08/2012	WD	U	I	11	100
GRANTOR: CINDY L WALDRON (BLAN						
GRANTEE: WILLIAM E SHEDDAN						
1239/1852	8/08/2012	WD	U	I	11	100
GRANTOR: WILLIAM E SHEDDAN						
GRANTEE: CINDY L BLANTON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W48 S24 E48 N24$.

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	0285	SALVAGE	0	0	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	1,000	
2	0030	BARN,MT	0	0	40	40	1,600.00	UT	12.00	12.00	50	2007	2007	3	50	9,600	
3	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	1,000	
4	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
5	0261	PRCH, UOP	0	0	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	600	
6	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 19,400

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	0		00	0.00	0.00	1.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	9,000							
2	0000	C	VAC RES	0		A-1	0.00	0.00	3.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	27,000							

REVIEW DATE 01/24/2023 BY KS Total Acres: 4.00 Total Land Value: 36,000 Market: 0 Agricultural: 0 Common: 36,000 PRINTED 11/19/2025 BY SYS