SW1/4 OF NE1/4 & N1/2 OF NE1/4 O
OF NW1/4 OF SE1/4 & SE1/4 OF NW1
PART OF THE ABANDONED UNION PARK

DEMAS THOMAS T
P O BOX 1933
LAKE CITY, FL 32056

2027

02-3S-15-00138-000

BUILDING CHARACTERISTICS

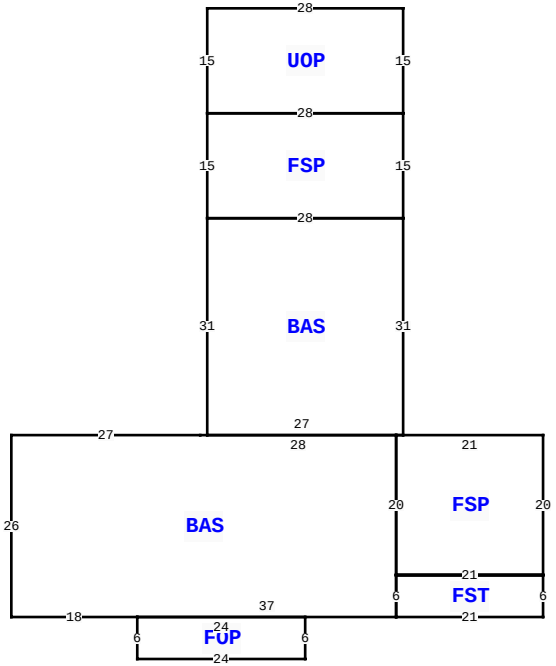
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	2315.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	868	100		868	69,588
BAS	1,430	100		1,430	114,644
FOP	144	30		43	3,448
FSP	420	40		168	13,469
FSP	420	40		168	13,469
FST	126	55		69	5,532
UOP	420	20		84	6,735
TOTALS	3,828			2,830	226,884

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,830	112.1280	123.34	349,052	1971	1971	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2000 Heated Area: 2298 HX Base Yr 2000



1755 NW UNION PARK RD, WELLBORN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/16/2023 MLU
INC DATE		AG DATE	07/15/2022 SPF

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	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	1971	1971	3	100	1,000	
2	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	500	
3	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	500	
4	0020	BARN,FR	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	1,200	
5	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	500	
6	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	500	
7	0285	SALVAGE	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	500	
8	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	1,500	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		226,884
TOTAL MARKET OB/XF VALUE		6,200
TOTAL LAND VALUE - MARKET		540,000
TOTAL MARKET VALUE		282,574
SOH/AGL Deduction		99,656
ASSESSED VALUE		182,918
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		131,507
TOTAL JUST VALUE		773,084
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		777,204

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8365	M H	75	05/11/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0891/1524	10/26/1999	CT	Q	I	01	286,000
GRANTOR: CLERK OF COURT (F/C O						
GRANTEE: THOMAS DEMAS						
0720/0420	5/22/1990	WD	U	I		0
GRANTOR: BROWNING ETC						
GRANTEE: THOMAS EAGLE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W27 S26 E18 FOP= S6 E24 N6W24$ E37 FST= E21 N6 W21 S6$ N6E21 FSP= N20 W21 S20 E21$ W21 N20 BAS= E1 N31 FSP= N15 UOP= N15 W28 S15 E28$ W28 S15 E28$ W28 S31 E27$ W28$.

LAND DESCRIPTION

TOTAL OB/XF 6,200

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	0100	C	SFR	100		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	4,500.00	4,500.00	4,500							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	33.00	AC		1.00	1.00	1.00	280.00	280.00	9,240							
3	5500	A	TIMBER 2	0			0.00	0.00	80.00	AC		1.00	1.00	1.00	445.00	445.00	35,600							
4	5997	A	RIVERS/BAYS/	0		A-1	0.00	0.00	6.00	AC		1.00	1.00	1.00	25.00	25.00	150							
5	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	119.00	AC		1.00	1.00	1.00	4,500.00	4,500.00	535,500							

REVIEW DATE 01/11/2023 BY KS Total Acres: 120.00 Total Land Value: 49,490 Market: 535,500 Agricultural: 44,990 Common: 4,500 PRINTED 11/17/2026 BY SYS