THE E 445 FT OF FOLLOWING: COMM
FT FOR POB, CONT N 489.70 FT, E
489.55 FT, W 1335.26 FT TO POB

MCCALL PHILLIP/MCCALL REBECCA LEIGH
1888 NW UNION PARK RD
WELLBRON, FL 32094

2027

02-3S-15-00138-002

BUILDING CHARACTERISTICS

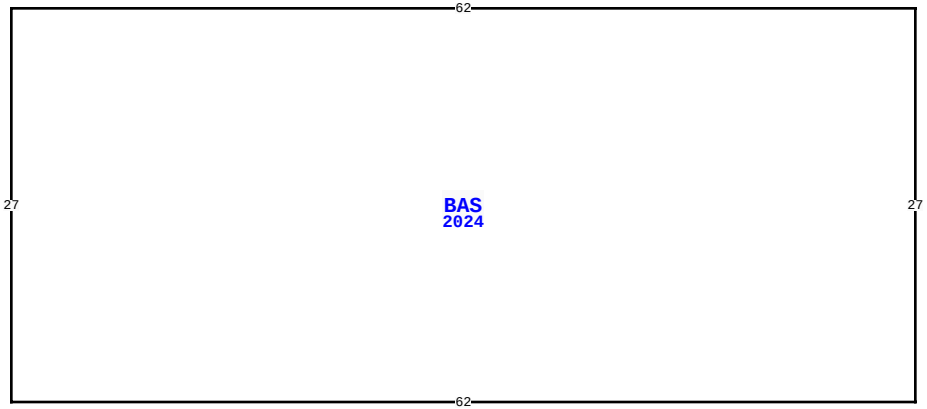
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
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	1,674	100	2024	1,674	182,448
TOTALS	1,674			1,674	182,448

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0203	02	1,674	113.5000	112.36	188,091	2023	2023	0	0	0	3.00	97.00

1 MANUF 3 100% - 2026 Heated Area: 1674 HX Base Yr 2026



1888 NW UNION PARK RD, WELLBORN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/22/2026 MLU
INC DATE		AG DATE	

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	2024	2023		100	7,000	
2	0294	SHED WOOD/	0	100	10	12	1.00	UT	1,800.00	1,800.00	100	2024	2023		100	1,800	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		182,448
TOTAL MARKET OB/XF VALUE		8,800
TOTAL LAND VALUE - MARKET		48,000
TOTAL MARKET VALUE		239,248
SOH/AGL Deduction		0
ASSESSED VALUE		239,248
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		187,837
TOTAL JUST VALUE		239,248
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		241,099

SALE:1:1: PROP ALREADY IN GREEN'S NAME

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046146	Mobile Home		12/20/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1478/668	10/21/2022	WD	Q	V	01	40,000
GRANTOR: DAVIS JOSEPH E						
GRANTEE: MCCALL PHILLIP						
1166/1473	1/28/2009	WD	Q	V	01	25,000
GRANTOR: KATRINA BLALOCK						
GRANTEE: JOSEPH & KATHY DAVI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=-56,-16] E62 S27 W62 N27 $
.

LAND DESCRIPTION

TOTAL OB/XF 8,800

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	0.80	12,000.00	9,600.00	48,000							

REVIEW DATE 05/16/2023 BY MLU Total Acres: 5.00 Total Land Value: 48,000 Market: 0 Agricultural: 0 Common: 48,000 PRINTED 11/17/2026 BY SYS