

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

**2026**

02-3S-15-00138-002

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Exterior Wall	00	N/A	0
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	08	SHT VINYL	50
Interior Floor	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
BAS	1,674	100	2024
TOTALS	1,674		1,674
			193,522

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
2023	02	1,674	113.5000	119.18	199,507	2023	2023	0	0	3.00	97.00		
1 MANUF		3	100% - 2026	Heated Area: 1674				HX Base Yr 2026					
<div style="border: 1px solid black; width: 100%; height: 100%; display: flex; align-items: center; justify-content: center;"> <span style="font-size: 2em; color: blue;">BAS 2024</span> </div>													
TOTALS		1,674		1,674	193,522								

COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	3
VALUATION SUMMARY					
VALUATION BY				STANDARD	
Tax Group: 3				Tax Dist:	
BUILDING MARKET VALUE				193,522	
TOTAL MARKET OB/XF VALUE				8,800	
TOTAL LAND VALUE - MARKET				48,000	
TOTAL MARKET VALUE				250,322	
SOH/AGL Deduction				0	
ASSESSED VALUE				250,322	
TOTAL EXEMPTION VALUE				HX HB 51,411	
BASE TAXABLE VALUE				198,911	
TOTAL JUST VALUE				250,322	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				244,577	
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						

EXTRA FEATURES																
L N	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	
TOTALS														8,800		

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

BUILDING NOTES													
BUILDING DIMENSIONS													
BAS=[YR=2024;ORIG=-56,-16] E62 S27 W62 N27 \$													

LAND DESCRIPTION														TOTAL OB/XF										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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							