

BEG SE COR OF SEC, N 1324.48
 FT TO NE COR OF SE1/4 OF SE1/4
 W 1008.24 FT, SE 1341.67 FT TO

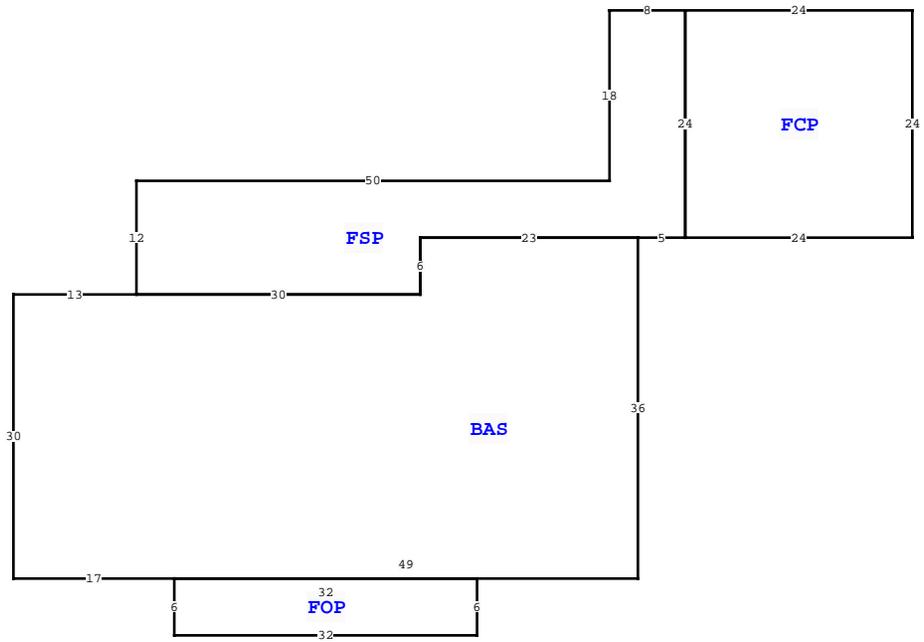
POTTER KATELYN C/POTTER TODD M
 1411 NW UNION PARK RD
 WELLBORN, FL 32094

2026

02-3S-15-00139-001

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	12	HARDWOOD	80
Interior Floor	14	CARPET	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.1	1.100	
Architectual	05	CONV	100
Units		0	100
Quality	07	07	
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
BAS	2,118	100	
FCP	576	25	
FOP	192	30	
FSP	672	40	
TOTALS	3,558		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	SINGLE FAM	100%	- 2018									
				Heated Area: 2118				HX Base Yr 2018				



COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 3	Tax Dist:			
BUILDING MARKET VALUE	334,178			
TOTAL MARKET OB/XF VALUE	5,880			
TOTAL LAND VALUE - MARKET	178,835			
TOTAL MARKET VALUE	356,752			
SOH/AGL Deduction	114,702			
ASSESSED VALUE	242,050			
TOTAL EXEMPTION VALUE	HX HB	51,411		
BASE TAXABLE VALUE	190,639			
TOTAL JUST VALUE	518,893			
NCON VALUE	0			
INCOME VALUE				
PREVIOUS YEAR MKT VALUE	509,230			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
35189	SFR	1,223	04/17/2017

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1333/1148	3/13/2017	WD	U	V	11	100

GRANTOR: MARK VAUGHAN CROW
 GRANTEE: KATELYN C POTTER &

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	0190	FPLC PF	0	100	0	1.00	UT	1,200.00	1,200.00	100	2017	2017	3	100	1,200	
2	0166	CONC, PAVMT	0	100	5	120.00	UT	2.00	2.00	100	2017	2017	3	100	240	
3	0031	BARN, MT AE	0	100	20	400.00	UT	9.00	9.00	100	2017	2017	3	100	3,600	
4	0252	LEAN-TO W/	0	100	14	280.00	UT	1.50	1.50	100	2017	2017	3	100	420	
5	0252	LEAN-TO W/	0	100	14	280.00	UT	1.50	1.50	100	2017	2017	3	100	420	

TOTAL OB/XF													5,880				
1411 NW UNION PARK RD, WELLBORN													BLD DATE		LGL DATE		
													XF DATE		LAND DATE	05/04/2026	MLU
													INC DATE		AG DATE	07/15/2022	SPF

BUILDING NOTES												

BUILDING DIMENSIONS												
BAS= W13 S30 E17 FOP= S6 E32 N6 W32\$ E49 N36 FSP= E5 FCP= E24 N24 W24 S24\$ N24 W8 S18 W50 S12 E30 N6 E23\$ W23 S6 W30\$.												

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	0100	C	SFR	100		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	6,000.00	6,000.00	6,000								
2	5500	A	TIMBER 2	0		A-1	0.00	0.00	23.78	AC		1.00	1.00	1.00	445.00	445.00	10,582								
3	5910	A	SWAMP/CYPRES	0		A-1	0.00	0.00	2.81	AC		1.00	1.00	1.00	40.00	40.00	112								
4	9910	M	MKT. VAL. AG	0		A-1	0.00	0.00	26.59	AC		1.00	1.00	1.00	6,500.00	6,500.00	172,835								