COMM NE COR OF S1/2 OF NW1/4 OF
724.91 FT TO NW COR OF LOT 1 MEA
S/D & POB, S 12 DEG W 596.13 FT,

SMITH ELTON JR
1617 NW UNION PARK RD
WELLBORN, FL 32094

2027

02-3S-15-00141-002

BUILDING CHARACTERISTICS

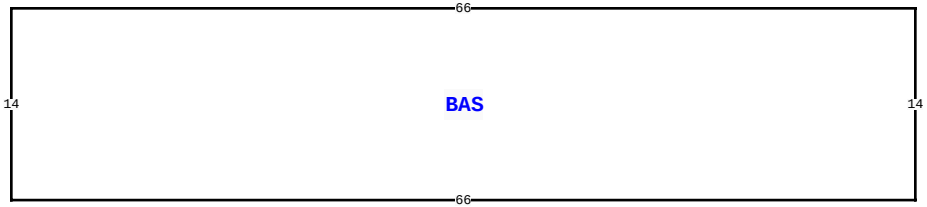
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 90
Interior Floo	14	CARPET 10
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		2 100
Stories	1.	1. 100
Units		0 100
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	924	100		924	43,528
TOTALS	924			924	43,528

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	924	92.1000	85.65	79,141	1997	1997	0	0	0	45.00	55.00

2 MANUF 1 100% - 2000 Heated Area: 924 HX Base Yr 2021



1617 NW UNION PARK RD, WELLBORN

BLD DATE		LGL DATE	04/22/2026 MLU
XF DATE		LAND DATE	
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	0120	CLFENCE 4	0	100	0	0	320.00	UT	1.50	1.50	100	1993	1993	3	100	480	
2	0285	SALVAGE	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	1,000	
3	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		43,528
TOTAL MARKET OB/XF VALUE		4,480
TOTAL LAND VALUE - MARKET		60,700
TOTAL MARKET VALUE		108,708
SOH/AGL Deduction		68,007
ASSESSED VALUE		40,701
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		15,701
TOTAL JUST VALUE		108,708
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		109,175

PERMIT NUM	DESCRIPTION	AMT	ISSUED
39838	M H	0	05/28/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1145/0521	2/18/2008	WD	Q	I	01	52,000
GRANTOR: ELTON SMITH JR (RETAI						
GRANTEE: THOMAS T DEMAS						
1084/1073	3/06/2006	WD	Q	I	01	100
GRANTOR: VALERIE CARTY						
GRANTEE: ELTON SMITH JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W66 S14 E66 N14$.

LAND DESCRIPTION

TOTAL OB/XF 4,480

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	6.07	AC		1.00	1.00	1.00	10,000.00	10,000.00	60,700							

REVIEW DATE 01/10/2023 BY KS Total Acres: 6.07 Total Land Value: 60,700 Market: 0 Agricultural: 0 Common: 60,700 PRINTED 11/17/2026 BY SYS