

S1/2 OF NW1/4 OF SE1/4 LYING S &  
RD & S1/2 OF S1/2 OF NE1/4 OF SW  
OF UNION PARK RD, EX 5.0 AC DESC

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

**2026**

02-3S-15-00141-003  


BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY											
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1											
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND										
																				<b>VALUATION BY</b> Tax Group: 3 Tax Dist: STANDARD <b>BUILDING MARKET VALUE</b> 0 <b>TOTAL MARKET OB/XF VALUE</b> 500 <b>TOTAL LAND VALUE - MARKET</b> 31,520 <b>TOTAL MARKET VALUE</b> 32,020 SOH/AGL Deduction 427 <b>ASSESSED VALUE</b> 31,593 <b>TOTAL EXEMPTION VALUE</b> 0 <b>BASE TAXABLE VALUE</b> 31,593 <b>TOTAL JUST VALUE</b> 32,020 <b>NCON VALUE</b> 0 <b>INCOME VALUE</b> <b>PREVIOUS YEAR MKT VALUE</b> 30,050 SALE:1:1: 10 AC \$.70 STAMPS											
DOR CODE		0700 MISC IMPROVED																		PERMIT NUM DESCRIPTION AMT ISSUED SALES DATA OFF RECORD Number DATE TYPE INST Q U V I RSN CD SALE PRICE 1249/1587 2/14/2013 CT U V 18 0 GRANTOR: CLERK OF COURT GRANTEE: THOMAS T DEMAS 1152/2255 6/19/2008 CT Q V 03 10,000 GRANTOR: CLERK OF COURT GRANTEE: THOMAS T DEMAS											
MAP NUM		2315.00 1.00/																		<b>BUILDING NOTES</b> <b>BUILDING DIMENSIONS</b>											
NEIGHBORHOOD/LOC																															
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																										
TOTALS																															
EXTRA FEATURES		1528 NW UNION PARK RD, WELLBORN																													
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	0285	SALVAGE	0 0	0 0	1.00	UT	0.00	0.00	100	2009	2009	3	100	500																	
LAND DESCRIPTION		TOTAL OB/XF 500																													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV							
1	0700	C	MISC RES	0		00	0.00	0.00	1.97	AC		1.00	1.00	1.00	16,000.00	16,000.00	31,520														