COMM NE COR OF S1/2 OF NW1/4 OF
724.91 FT, SW 596.13 FT, W 283.2
CONT W 210 FT TO E R/W UNION PAR

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

2027

02-3S-15-00141-004

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0700	MISC IMPROVED	
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
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

1537 NW UNION PARK RD, WELLBORN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/16/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	1,000
TOTAL LAND VALUE - MARKET	19,980
TOTAL MARKET VALUE	20,980
SOH/AGL Deduction	483
ASSESSED VALUE	20,497
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	20,497
TOTAL JUST VALUE	20,980
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	20,980

SALE:2:1: BELOW VACANT LAND VAL(PARCEL OS IMPRV'D)

SALE:1:1: $.70 STAMPS (TRAVIS IS 11 YRS OLD)

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1378/0791	2/13/2019	QC	U	V	11	10,000
GRANTOR: STANLEY INVESTMENTS I						
GRANTEE: THOMAS T DEMAS						
1256/1938	6/19/2013	QC	U	V	11	100
GRANTOR: LAKE CITY CHIROPRACTI						
GRANTEE: STALEY INVESTMENTS						

BUILDING NOTES

BUILDING DIMENSIONS

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	0285	SALVAGE	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	1,000	

LAND DESCRIPTION

TOTAL OB/XF 1,000

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	0700	C	MISC RES	0		A-1	0.00	0.00	1.11	AC		1.00	1.00	1.00	18,000.00	18,000.00	19,980							

REVIEW DATE 01/10/2023 BY KS Total Acres: 1.11 Total Land Value: 19,980 Market: 0 Agricultural: 0 Common: 19,980 PRINTED 11/17/2026 BY SYS