COMM NE COR OF SW1/4 OF NW1/4
FOR POB, RUN W 330 FT, S 330
FT, E 330 FT, N 330 FT TO POB.

THOMAS JOY CELESTE WILLIAMS
2270 NW UNION PARK RD
WELLBORN, FL 32094-5026

2027

02-3S-15-00142-001

BUILDING CHARACTERISTICS

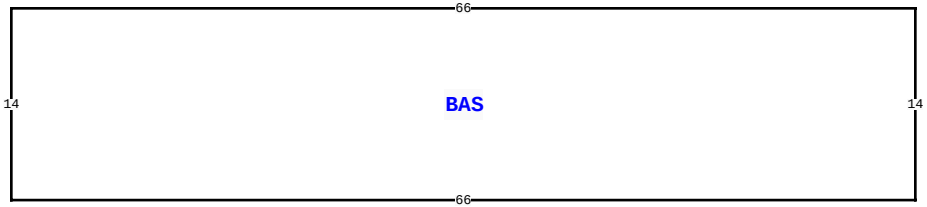
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	04	04
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	18,754
TOTALS	924			924	18,754

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	924	84.5595	50.74	46,884	1995	1995	0	0	0	60.00	40.00

1 MOBILE HME 100% - 1996 Heated Area: 924 HX Base Yr 1996



2270 NW UNION PARK RD, WELLBORN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/20/2026 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	18,754
TOTAL MARKET OB/XF VALUE	7,525
TOTAL LAND VALUE - MARKET	28,160
TOTAL MARKET VALUE	54,439
SOH/AGL Deduction	23,912
ASSESSED VALUE	30,527
TOTAL EXEMPTION VALUE	HX HB 25,000
BASE TAXABLE VALUE	5,527
TOTAL JUST VALUE	54,439
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	54,439

LAND:1:1: ADJ 4: ROAD RUNS RIGHT THROUGH PROPERTY

SALE:1:1: PROBATE 94-116 ORDER OF ADMINISTRATION

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043961	Electrical Servic	0	03/18/2022
9639	M H	125	04/25/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0791/0856	5/25/1994	SA	U	V	11	0

GRANTOR: FRED WILLIAMS ESTATE

GRANTEE: JOY CELESTE WILLIAM

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W66 S14 E66 N14$.

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	0070	CARPORT UF	0	100	20	21	420.00	UT	2.50	2.50	50	1993	1993	3	50	525	
2	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,525

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	2.20	AC		1.00	1.00	0.80	16,000.00	12,800.00	28,160							

REVIEW DATE 01/11/2023 BY KS Total Acres: 2.20 Total Land Value: 28,160 Market: 0 Agricultural: 0 Common: 28,160 PRINTED 11/17/2026 BY SYS