

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

2026

02-3S-15-00142-001



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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
Architactual	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
BAS	924	100	
TOTALS	924		18,754

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	MOBILE HME	100%	- 1996		46,884	1995	1995	0	0	60.00	40.00
				Heated Area: 924			HX Base Yr 1996				
BLD DATE XF DATE INC DATE											
LGL DATE LAND DATE AG DATE											
2270 NW UNION PARK RD, WELLBORN 04/20/2026 MLU											

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				24,801		
ASSESSED VALUE				29,638		
TOTAL EXEMPTION VALUE				25,000		
BASE TAXABLE VALUE				4,638		
TOTAL JUST VALUE				54,439		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				52,679		
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\$.						

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	0070	CARPOT UF	0	100	20	21		420.00	UT	2.50				2.50	
2	9945	Well/Sept	0	100	0	0		1.00	UT	7,000.00				7,000	
TOTAL OB/XF 7,525															

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	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							