S1/2 OF SW1/4 OF NW1/4 & NW1/4 O
OFF S SIDE & EX 5.41 AC DESC ORB

STEEDLEY BILLY W/STEEDLEY SHARON L
2052 NW UNION PARK RD
WELLBORN, FL 32094

2026

02-3S-15-00144-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

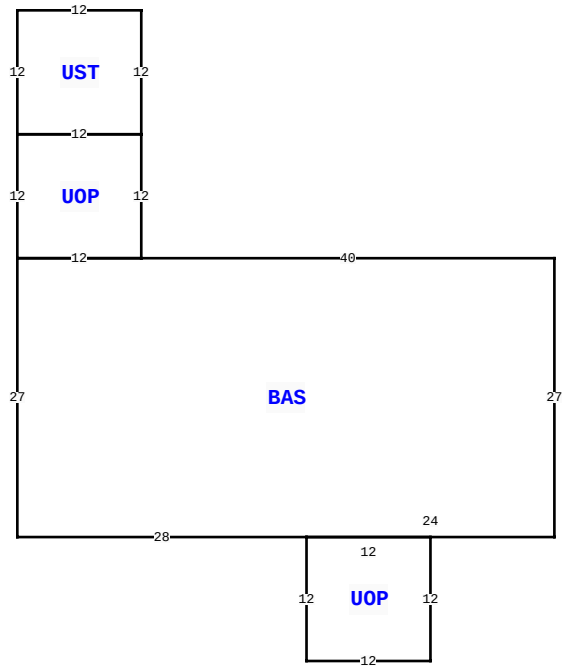
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	04	04
DOR CODE	5000	IMPROVED AG
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	1,404	100		1,404	29,939
UOP	144	25		36	768
UOP	144	25		36	768
UST	144	45		65	1,386
TOTALS	1,836			1,541	32,860

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,541	88.8440	53.31	82,151	1991	1991	0	0	0	60.00	40.00

1 MOBILE HME 100% - 0 Heated Area: 1404 HX Base Yr



2052 NW UNION PARK RD, WELLBORN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/04/2026 MLU
INC DATE		AG DATE	07/15/2022 SPF

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		68,550
TOTAL MARKET OB/XF VALUE		25,780
TOTAL LAND VALUE - MARKET		246,792
TOTAL MARKET VALUE		118,521
SOH/AGL Deduction		27,170
ASSESSED VALUE		91,351
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		66,351
TOTAL JUST VALUE		341,122
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		320,556

XFOB:2:1: OMNI MH

SALE:2:1: 50 AC.

SALE:1:1: 50.89 ACRES WITH IMPROVEMENTS

PERMIT NUM	DESCRIPTION	AMT	ISSUED
28267	M H	601	12/15/2009
14473	M H	125	08/31/1998
9745	POOL	45	05/24/1995
6905	M H	60	03/02/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1504/1106	12/08/2023	LE	U	I	14	100
GRANTOR: STEEDLEY BILLY W (ENH						
GRANTEE: LENTS RENEE (RMDRS)						
0765/1421	9/30/1992	WD	Q	I		57,500
GRANTOR: CARL SUTHERLAND						
GRANTEE: BILLY STEEDLEY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W40 UOP= N12 UST= N12 W12 S12 E12$ W12 S12 E12$ W12 S27 E28 UOP= S12 E12 N12 W12$ E24 N27$.

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	0020	BARN,FR	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	400	
2	0041	BARN,MACH	0	0	20	24	480.00	UT	6.00	6.00	100	2005	2005	3	100	2,880	
3	0040	BARN,POLE	0	100	12	30	360.00	UT	2.50	2.50	100	2005	2005	3	100	900	
4	0251	LEAN TO W/	0	100	10	30	300.00	UT	2.00	2.00	100	2005	2005	3	100	600	
5	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
6	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
7	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 25,780

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	1.00	AC		1.00	1.00	1.00	6,000.00	6,000.00	6,000							
2	0200	C	MBL HM	0		00	0.00	0.00	1.00	AC		1.00	1.00	1.00	6,000.00	6,000.00	6,000							
3	6200	A	PASTURE 3	0		A-1	0.00	0.00	26.48	AC		1.00	1.00	1.00	280.00	280.00	7,414							
4	5600	A	TIMBER 3	0		A-1	0.00	0.00	17.00	AC		1.00	1.00	1.00	281.00	281.00	4,777							
5	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	43.48	AC		1.00	1.00	0.90	6,000.00	5,400.00	234,792							

REVIEW DATE 01/11/2023 BY KS Total Acres: 45.48 Total Land Value: 24,191 Market: 234,792 Agricultural: 12,191 Common: 12,000 PRINTED 06/08/2026 BY SYS

S1/2 OF SW1/4 OF NW1/4 & NW1/4 O
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WELLBORN, FL 32094

2026

02-3S-15-00144-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

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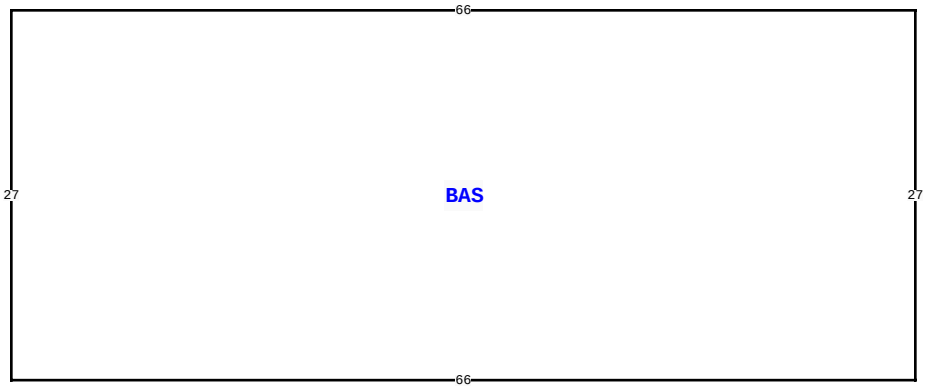
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	01	01 100
Quality	03	03
DOR CODE	5000	IMPROVED AG
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	1,782	100		1,782	35,690
TOTALS	1,782			1,782	35,690

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,782	83.4480	50.07	89,225	2000	2000	0	0	0	60.00	40.00

2 MOBILE HME 0% - 0 Heated Area: 1782 HX Base Yr



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TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		66,351
TOTAL JUST VALUE		341,122
NCON VALUE		0
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PREVIOUS YEAR MKT VALUE		320,556

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

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GRANTOR: STEEDLEY BILLY W (ENH						
GRANTEE: LENTS RENEE (RMDRS)						
0765/1421	9/30/1992	WD	Q	I		57,500
GRANTOR: CARL SUTHERLAND						
GRANTEE: BILLY STEEDLEY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W66 S27 E66 N27$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 01/11/2023 BY KS Total Acres: 45.48 Total Land Value: 24,191 Market: 234,792 Agricultural: 12,191 Common: 12,000 PRINTED 06/08/2026 BY SYS