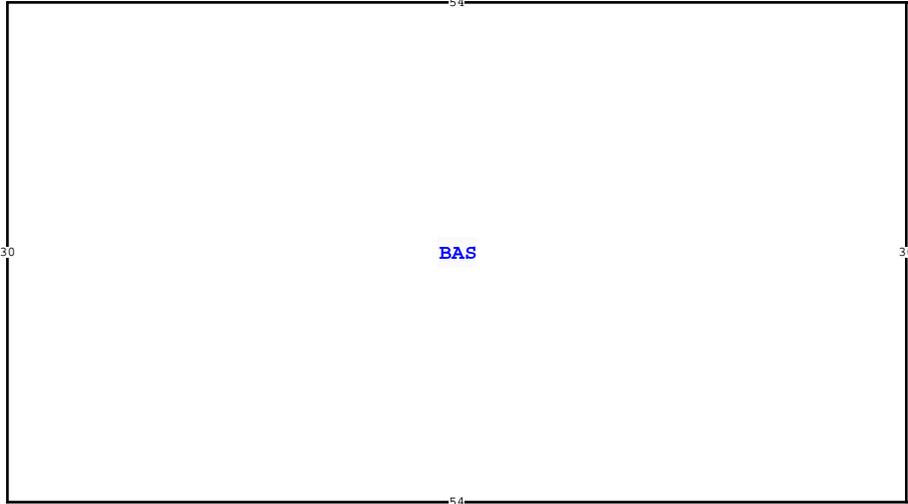




ELEMENT		CD	CONSTRUCTION		
Exterior Wall	31	VINYL	SID	100	
Roof Structur	03	GABLE	HIP	100	
Roof Cover	03	COMP	SHNGL	100	
Interior Wall	05	DRYWALL		100	
Interior Floo	14	CARPET		90	
Interior Floo	08	SHT	VINYL	10	
Air Condition	03	CENTRAL		100	
Heating Type	04	AIR	DUCTED	100	
Bedrooms		3		100	
Bathrooms		2		100	
Stories	1.	1.		100	
Architectual	01	CONV		100	
Units		0		100	
Condition Adj	02	02		100	
Kitchen Adjus	01	01		100	
Quality	05	05			
DOR CODE	0200 MOBILE HOME				
MAP NUM		MKT AREA		01	
NEIGHBORHOOD/LOC	11315.00 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,620	100		1,620	145,076
TOTALS	1,620			1,620	145,076

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2	MANUF	1	100% - 2000		159,424	2020	2020	0	0	9.00	91.00
				Heated Area: 1620			HX Base Yr 2000				



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			145,076
TOTAL MARKET OB/XF VALUE			15,190
TOTAL LAND VALUE - MARKET			18,000
TOTAL MARKET VALUE			178,266
SOH/AGL Deduction			75,050
ASSESSED VALUE			103,216
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			51,805
TOTAL JUST VALUE			178,266
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			175,366

SALE:3:1: \$.70 STAMPS
 SALE:2:1: NEED TO CHECK TO SEE IF BLDG REMOVED
 SALE:1:1: 1 AC

PERMIT NUM	DESCRIPTION	AMT	ISSUED
38665	M H	375	09/27/2019
10501	M H	125	11/29/1995

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1522/952	8/20/2024	QC	U	I	11	100
GRANTOR: DAWSON ROBERT W JR						
GRANTEE: DAWSON ANNE M						
1293/1426	4/28/2015	QC	U	I	11	100
GRANTOR: ROBERT W DAWSON SR						
GRANTEE: ROBERT W JR & ANNE						

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
1	0294	SHED WOOD/	0	100	23	30	660.00	UT	1.50	1.50	100	1996	1996	3	100	990	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	400	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0120	CLFENCE 4	0	100	0	0	1.00	UT	800.00	800.00	100	2023	2022		100	800	
5	0020	BARN,FR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2023	2022		100	6,000	

TOTAL OB/XF												15,190					
356 NW UNION PARK RD, WELLBORN												BLD DATE		LGL DATE		04/16/2026	MLU
												XF DATE		LAND DATE			
												INC DATE		AG DATE			

BUILDING NOTES

BUILDING DIMENSIONS											
BAS= W54 S30 E54 N30\$.											

LAND DESCRIPTION												TOTAL OB/XF												15,190					
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	1.00	AC		1.00	1.00	1.00	18,000.00	18,000.00	18,000												