COMM SW COR OF SW1/4 OF NW1/4, E
N 210 FT, E 210 FT, S 210 FT, W

GILLIS MILDRED HELEN
396 NW UNION PARK RD
WELLBORN, FL 32094

2026

11-3S-15-00154-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

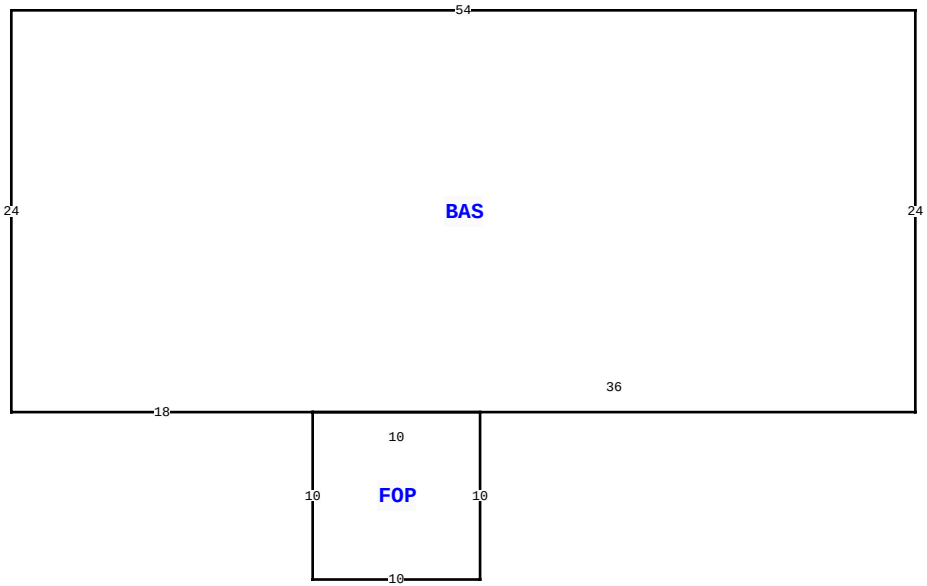
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
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	1,296	100		1,296	37,527
FOP	100	35		35	1,014
TOTALS	1,396			1,331	38,540

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,331	114.9000	72.39	96,351	1991	1991	0	0	0	60.00	40.00

1 MOBILE HME 100% - 0 Heated Area: 1296 HX Base Yr



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

396 NW UNION PARK RD, WELLBORN

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		38,540
TOTAL MARKET OB/XF VALUE		8,500
TOTAL LAND VALUE - MARKET		18,000
TOTAL MARKET VALUE		65,040
SOH/AGL Deduction		31,628
ASSESSED VALUE		33,412
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		8,412
TOTAL JUST VALUE		65,040
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		60,204

XFOB:1:1: PEACHSTATE MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1255/2193	5/31/2013	WD	U	I	11	100
GRANTOR: MILDRED HELEN GILLIS						
GRANTEE: MILRED HELEN GILLIS						
0726/0002	7/24/1990	WD	Q	V	02	0
GRANTOR: MORRISON						
GRANTEE: GILLIS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W54 S24 E18 FOP= S10 E10 N10 W10$ E36 N24$.

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1993	1993	3	100	1,200	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	300	
3	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 8,500

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	18,000.00	18,000.00	18,000							

REVIEW DATE 01/24/2023 BY KS Total Acres: 1.00 Total Land Value: 18,000 Market: 0 Agricultural: 0 Common: 18,000 PRINTED 05/08/2026 BY SYS