COMM SW COR OF SE1/4 OF NW1/4, R
N R/W OF UNION PARK RD FOR POB,
SE 123.44 FT, S 191.84 FT TO N R

KOON JESSICA
596 NW UNION PARK RD
WELLBORN, FL 32094

2027

11-3S-15-00157-005

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	9901	AC/XFOB	
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
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

596 NW UNION PARK RD, WELLBORN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
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	0
TOTAL MARKET OB/XF VALUE	7,000
TOTAL LAND VALUE - MARKET	3,250
TOTAL MARKET VALUE	10,250
SOH/AGL Deduction	0
ASSESSED VALUE	10,250
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	10,250
TOTAL JUST VALUE	10,250
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	10,250

PRCL:0:87: LC. GM

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19358	M H	125	03/25/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0936/0774	9/25/2001	WD	Q	V		12,500
GRANTOR: LEON & VERA MCCALL						
GRANTEE: JESSICA KOON						
0695/0487	2/06/1989	AG	Q	V		20,500
GRANTOR: DEAS-BULLARD						
GRANTEE: SNEAD						

BUILDING NOTES

BUILDING DIMENSIONS

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	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 7,000

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	9901	C	AC/XFOB	0		A-1	0.00	0.00	0.50	AC		1.00	1.00	0.50	13,000.00	6,500.00	3,250							

REVIEW DATE 12/28/2025 BY HC Total Acres: 0.50 Total Land Value: 3,250 Market: 0 Agricultural: 0 Common: 3,250 PRINTED 11/16/2026 BY SYS