COMM NE COR, RUN S 2200.93 FT, W
POB, RUN S 1100.40 FT, W 1904.19
791.19 FT, TO S'LY R/W OF CO RD.

WILLIAMS RAYMOND MARVIN/WILLIAMS LINDA K
851 NW UNION PARK RD
WELLBORN, FL 32094

2027

11-3S-15-00157-006

BUILDING CHARACTERISTICS

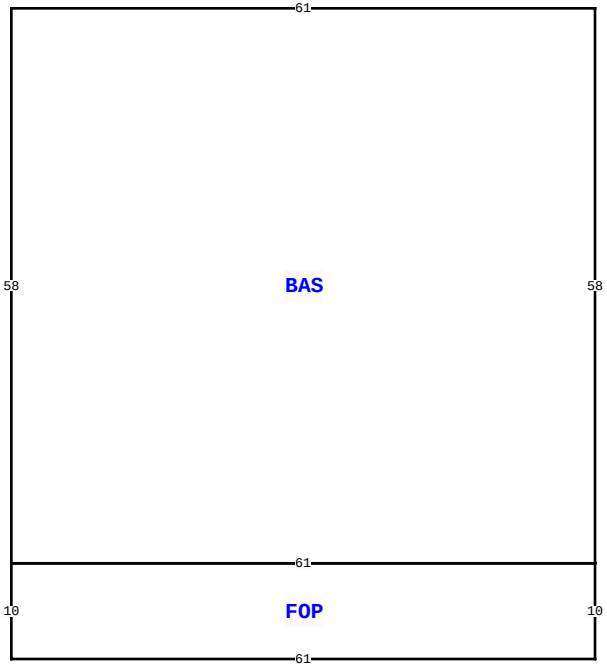
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	07	07
DOR CODE	5000	IMPROVED AG
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	3,538	100		3,538	411,820
FOP	610	30		183	21,301
TOTALS	4,148			3,721	433,121

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,721	127.4900	140.24	521,833	2008	2008	0	0	0	17.00	83.00

1 SINGLE FAM 100% - 1996 Heated Area: 3538 HX Base Yr 1996



851 NW UNION PARK RD, WELLBORN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/16/2023 MLU
INC DATE		AG DATE	10/16/2023 SPF

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		433,121
TOTAL MARKET OB/XF VALUE		71,206
TOTAL LAND VALUE - MARKET		276,600
TOTAL MARKET VALUE		522,134
SOH/AGL Deduction		146,611
ASSESSED VALUE		375,523
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		324,112
TOTAL JUST VALUE		780,927
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		788,803

PERMIT NUM	DESCRIPTION	AMT	ISSUED
39406	POOL	0	03/05/2020
16399	SFR	475	12/13/1999
10208	M H	125	09/19/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1174/0161	5/22/2009	WD	U	V	11	100
GRANTOR: RAYMOND & LINDA WILLI						
GRANTEE: RAYMOND & LINDA WIL						
1170/2532	4/10/2009	QC	U	V	11	100
GRANTOR: RAYMOND & LINDA WILLI						
GRANTEE: RAYMOND & LINDA WIL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W61 S58 FOP= S10 E61 N10 W61$ E61 N58$.

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	0030	BARN,MT	0	0	32	40	1,280.00	UT	9.00	9.00	100	2013	2013	3	100	11,520	
2	0255	MBL HOME S	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	500	
3	0280	POOL R/CON	0	100	16	32	512.00	UT	70.00	70.00	100	2021	2020		91	32,614	
4	0282	POOL ENCL	0	100	0	0	1,864.00	UT	15.00	15.00	100	2021	2020		70	19,572	
5	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 71,206

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	5700	A	TIMBER 4	0		A-1	0.00	0.00	15.77	AC		1.00	1.00	1.00	227.00	227.00	3,580							
3	5600	A	TIMBER 3	0		A-1	0.00	0.00	14.33	AC		1.00	1.00	1.00	281.00	281.00	4,027							
4	6200	A	PASTURE 3	0			0.00	0.00	15.00	AC		1.00	1.00	1.00	280.00	280.00	4,200							
5	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	45.10	AC		1.00	1.00	1.00	6,000.00	6,000.00	270,600							

REVIEW DATE 01/24/2023 BY KS Total Acres: 46.10 Total Land Value: 17,807 Market: 270,600 Agricultural: 11,807 Common: 6,000 PRINTED 11/16/2026 BY SYS