

COMM SW COR OF NE1/4 OF SW1/4, R
E 60 FT FOR POB, RUN N 962.14 FT
FT, S 965.96 FT, W 479.27 FT FT

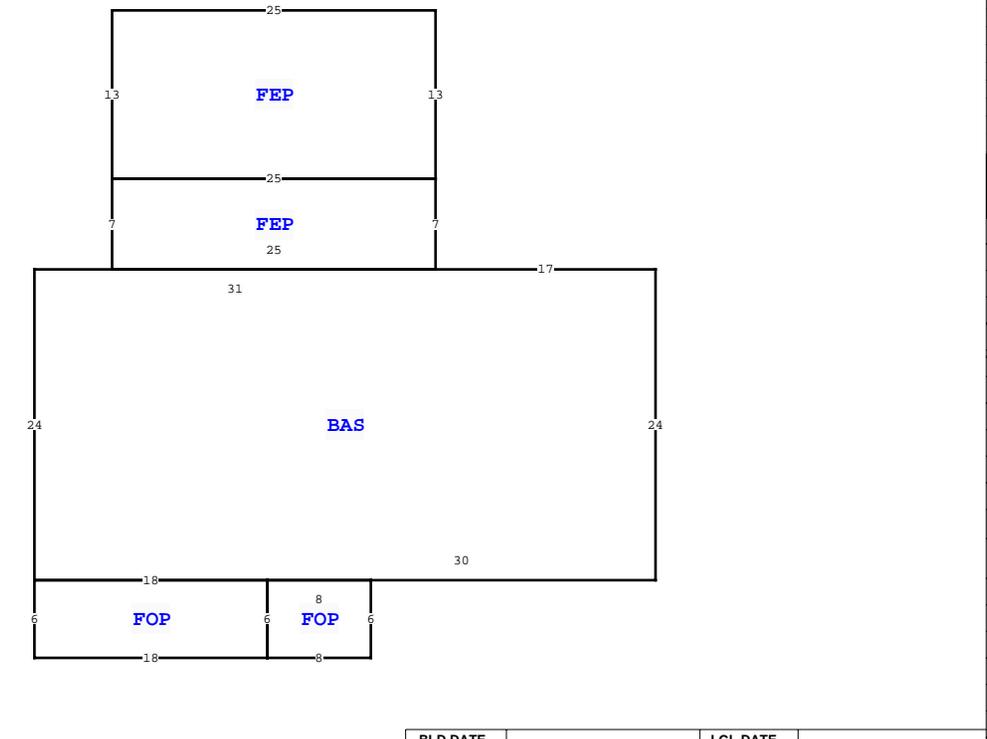
PANOZZO SEVIM/PANOZZO MARK SR
627 NW UNION PARK RD
WELLBORN, FL 32094

2026

11-3S-15-00157-007


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	05 AVERAGE 100
Roof Structur	N/A 100
Roof Cover	12 MODULAR MT 100
Interior Wall	04 PLYWOOD 100
Interior Floor	14 CARPET 90
Interior Floor	08 SHT VINYL 10
Air Condition	02 WINDOW 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Stories	1. 1. 100
Architectural	01 CONV 100
Units	0 100
Condition Adj	03 03 100
Kitchen Adjus	01 01 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0800	02	1,632	103.9000	65.46	106,831	1984	1995	0	0	60.00	40.00		
1 MOBILE HME 100% - 2003 Heated Area: 1152 HX Base Yr 2003													



Quality	05 05				
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	1,152	100		1,152	30,164
FEP	175	85		149	3,902
FEP	325	85		276	7,227
FOP	48	35		17	445
FOP	108	35		38	995
TOTALS	1,808			1,632	42,732

COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 3	Tax Dist:			
BUILDING MARKET VALUE	42,732			
TOTAL MARKET OB/XF VALUE	10,900			
TOTAL LAND VALUE - MARKET	95,095			
TOTAL MARKET VALUE	65,655			
SOH/AGL Deduction	23,561			
ASSESSED VALUE	42,094			
TOTAL EXEMPTION VALUE	25,000		HX HB	
BASE TAXABLE VALUE	17,094			
TOTAL JUST VALUE	148,727			
NCON VALUE	0			
INCOME VALUE				
PREVIOUS YEAR MKT VALUE	141,686			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
14460	M H	125	08/28/1998

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1498/641	9/05/2023	WD	U	I	11	0
GRANTOR: PANOZZO SEVIM						
GRANTEE: PANOZZO SEVIM						
0953/1920	5/01/2002	WD	P	I	99	67,000
GRANTOR: DANIEL GROH						
GRANTEE: SEVIM PANOZZO						

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	0	0	UT	0.00	0.00	100	0	0	3	100	1,200	
2	0190	FPLC PF	0	100	0	0	UT	1,200.00	1,200.00	100	2005	2005	3	100	1,200	
3	0296	SHED METAL	0	100	0	0	UT	0.00	0.00	100	2005	2005	3	100	100	
4	0296	SHED METAL	0	100	0	0	UT	0.00	0.00	100	2016	2016	3	100	200	
5	9945	Well/Sept	0	100	0	0	UT	7,000.00	7,000.00	100			3	100	7,000	
6	0080	DECKING	0	100	0	0	UT	0.00	0.00	100	2016	2016	3	100	1,200	

627 NW UNION PARK RD, WELLBORN														BLD DATE		LGL DATE		
														XF DATE		LAND DATE	05/04/2026	MLU
														INC DATE		AG DATE	10/16/2023	SPF
														TOTAL OB/XF 10,900				

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS= W17 FEP= N7 FEP= N13 W25 S13 E25\$ W25 S7 E25\$ W31 S24													
FOP= S6 E18 N6 W18\$ E18 FOP= S6 E8 N6 W8\$ E30 N24\$.													

LAND DESCRIPTION														TOTAL OB/XF 10,900										
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	9,500.00	9,500.00	9,500							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	9.01	AC		1.00	1.00	1.00	280.00	280.00	2,523							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	9.01	AC		1.00	1.00	1.00	9,500.00	9,500.00	85,595							