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

**2027**

**11-3S-15-00157-007**

## BUILDING CHARACTERISTICS

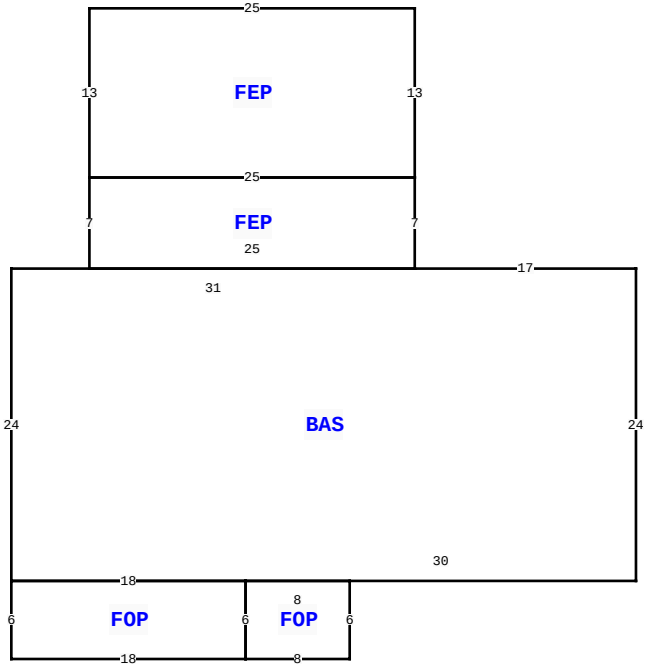
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 100 |
| Roof Structur | | N/A 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 04 | PLYWOOD 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 08 | SHT VINYL 10 |
| Air Condition | 02 | WINDOW 100 |
| Heating 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 | 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 | 28,726 |
| FEP | 175 | 85 | | 149 | 3,716 |
| FEP | 325 | 85 | | 276 | 6,882 |
| FOP | 48 | 35 | | 17 | 424 |
| FOP | 108 | 35 | | 38 | 948 |
| TOTALS | 1,808 | | | 1,632 | 40,696 |

## 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 | 62.34 | 101,739 | 1984 | 1995 | 0 | 0 | 0 | 60.00 | 40.00 |

1 MOBILE HME 100% - 2003 Heated Area: 1152 HX Base Yr 2003




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 |

## 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 | 0294 | SHED WOOD/ | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 0 | 0 | 3 | 100 | 1,200 | |
| 2 | 0190 | FPLC PF | 0 | 100 | 0 | 0 | 1.00 | UT | 1,200.00 | 1,200.00 | 100 | 2005 | 2005 | 3 | 100 | 1,200 | |
| 3 | 0296 | SHED METAL | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2005 | 2005 | 3 | 100 | 100 | |
| 4 | 0296 | SHED METAL | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2016 | 2016 | 3 | 100 | 200 | |
| 5 | 9945 | Well/Sept | 0 | 100 | 0 | 0 | 1.00 | UT | 7,000.00 | 7,000.00 | 100 | | | 3 | 100 | 7,000 | |
| 6 | 0080 | DECKING | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2016 | 2016 | 3 | 100 | 1,200 | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 3 | Tax Dist: | |
| BUILDING MARKET VALUE | | 40,696 |
| TOTAL MARKET OB/XF VALUE | | 10,900 |
| TOTAL LAND VALUE - MARKET | | 95,095 |
| TOTAL MARKET VALUE | | 63,619 |
| SOH/AGL Deduction | | 20,338 |
| ASSESSED VALUE | | 43,281 |
| TOTAL EXEMPTION VALUE | HX HB | 25,000 |
| BASE TAXABLE VALUE | | 18,281 |
| TOTAL JUST VALUE | | 146,691 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 146,691 |

| 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 | | | | | | |

## 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

| 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 | 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 | | | | | | | |

REVIEW DATE 01/24/2023 BY KS Total Acres: 10.01 Total Land Value: 12,023 Market: 85,595 Agricultural: 2,523 Common: 9,500 PRINTED 11/16/2026 BY SYS