

COMM SW COR OF NE1/4 OF SW1/4, R
E 539.27 FT FOR POB, RUN N 12.75
FT, E 574.88 FT, S 317.29 FT, W

GROH DAVID R
723 NW UNION PARK RD
WELLBORN, FL 32094

2026

11-3S-15-00157-013


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	14	PREFIN MT	100
Interior Wall	04	PLYWOOD	100
Interior Floo	14	CARPET	70
Interior Floo	08	SHT VINYL	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Stories	1.	1.	100
Architactual Units	01	CONV	100
		0	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
BAS	1,512	100	
TOTALS	1,512		44,465

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	MOBILE HME	100%	- 2014								
				Heated Area: 1512			HX Base Yr	2014			

BAS

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VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			44,465
TOTAL MARKET OB/XF VALUE			8,550
TOTAL LAND VALUE - MARKET			51,000
TOTAL MARKET VALUE			104,015
SOH/AGL Deduction			43,671
ASSESSED VALUE			60,344
TOTAL EXEMPTION VALUE	HX HB DX		40,344
BASE TAXABLE VALUE			20,000
TOTAL JUST VALUE			104,015
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			97,648

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1272/1962	3/12/2014	QC	U	I	11	100
GRANTOR: DEBRA G WARNER						
GRANTEE: DAVID R GROH						
1272/1956	2/07/2014	PR	U	I	11	100
GRANTOR: DAVID R GROH AS PR						
GRANTEE: DAVID R GROH						

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		04/22/2026	MLU

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W56 S27 E56 N27\$.	

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	0297	SHED CONCR	0	100	0	0	UT	0.00	0.00	100	2016	2016	3	100	300	
2	0296	SHED METAL	0	100	0	0	UT	0.00	0.00	100	2016	2016	3	100	50	
3	9945	Well/Sept	0	100	0	0	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0190	FPLC PF	0	100	0	0	UT	1,200.00	1,200.00	100	2016	2016	3	100	1,200	
TOTAL OB/XF 8,550																

LAND DESCRIPTION										TOTAL OB/XF														
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	5.00	AC		1.00	1.00	0.85	12,000.00	10,200.00	51,000							