

PART OF PRCLS A & B BETHEA ACRES
 BEG NW COR OF SW1/4, RUN E 398.3
 FT, W 398.31 FT, N 656.25 FT TO

RAYMOND RUTH A
 P O BOX 482
 MELROSE, FL 32666

2026

11-3S-15-00157-101



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY																																	
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																															
																				VALUATION BY STANDARD Tax Group: 3 Tax Dist: BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 10,000 TOTAL LAND VALUE - MARKET 69,000 TOTAL MARKET VALUE 79,000 SOH/AGL Deduction 23,438 ASSESSED VALUE 55,562 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 55,562 TOTAL JUST VALUE 79,000 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 76,000																																	
																				SALE:4:1: 2 PARCELS (102) SALE:3:1: REPO (ORB 787-2172 \$16,700) SALE:2:1: SOMETHING WRONG - SALE TOO LOW-INQUIRY M BLDG:1:1: DOLP MH																																	
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DOR CODE 0000 VACANT MAP NUM MKT AREA 01 NEIGHBORHOOD/LOC 11315.010 1.00/ AREA TYPE TOTAL GROSS AREA PCT OF BASE YEAR TOT ADJ AREA SUBAREA MARKET VALUE TOTALS										279 NW UNION PARK RD, WELLBORN BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 04/22/2026 MLU																																											
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	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000																																					
2	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000																																					
TOTAL OB/XF 10,000																																																					
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L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV																													
1	0000	C	VAC RES	0		A-1	0.00	0.00	6.00	AC		1.00	1.00	1.00	11,500.00	11,500.00	69,000																																				
REVIEW DATE 12/02/2024 BY SYS Total Acres: 6.00 Total Land Value: 69,000 Market: 0 Agricultural: 0 Common: 69,000 PRINTED 05/08/2026 BY SYS																																																					