PARCEL C BETHEA ACRES S/D UNR.
THE S 328.50 FT OF N 984.75 FT F
SW1/4 & EX 3 AC DESC ON UNR SURV

SNEAD GUY F JR/SNEAD DONNA
207 NW UNION PARK RD
WELLBORN, FL 32094

2027

11-3S-15-00157-103

BUILDING CHARACTERISTICS

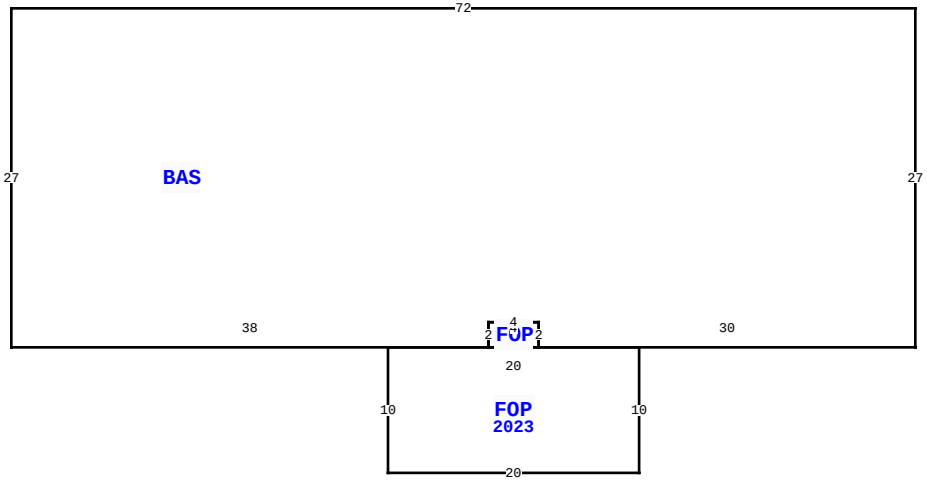
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
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
BAS	1,936	100		1,936	113,785
FOP	8	35		3	177
FOP	200	35	2023	70	4,114
TOTALS	2,144			2,009	118,075

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	2,009	114.9000	106.86	214,682	2007	2007	0	0	0	45.00	55.00

2 MANUF 1 100% - 0 Heated Area: 1936 HX Base Yr



207 NW UNION PARK RD, WELLBORN

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

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	1993	1993	3	100	1,000	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2007	2007	3	100	1,200	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0255	MBL HOME S	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	672	
5	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		118,075
TOTAL MARKET OB/XF VALUE		12,872
TOTAL LAND VALUE - MARKET		70,100
TOTAL MARKET VALUE		201,047
SOH/AGL Deduction		86,636
ASSESSED VALUE		114,411
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		63,000
TOTAL JUST VALUE		201,047
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		202,318

XFOB:1:1: PEER MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043967	Electrical Servic	0	03/18/2022
30841	M H	537	03/11/2013
26137	M H	275	08/16/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1474/2057	8/02/2022	TR	U	I	11	0
GRANTOR: WELLS FARGO USA HOLDI						
GRANTEE: SNEAD GUY F JR						
1470/1207	7/01/2022	TR	U	I	19	100
GRANTOR: WELLS FARGO USA HOLDI						
GRANTEE: SNEAD GUY F JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W72 S27 E38 N2 E4 S2 E30 N27 $
FOP=[ORIG=-34,27] E4 N2 W4 S2 $
FOP=[YR=2023;ORIG=-42,27] E20 S10 W20 N10 $
.

LAND DESCRIPTION

TOTAL OB/XF 12,872

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	7.01	AC		1.00	1.00	1.00	10,000.00	10,000.00	70,100							

REVIEW DATE 03/21/2022 BY JB Total Acres: 7.01 Total Land Value: 70,100 Market: 0 Agricultural: 0 Common: 70,100 PRINTED 11/17/2026 BY SYS