



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	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 Units	01	CONV	100
		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
BAS	1,152	100	
TOTALS	1,152		31,491

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
2	MOBILE HME	0%	- 0									Heated Area: 1152 HX Base Yr	
BLD DATE												LGL DATE	
XF DATE												LAND DATE	04/22/2026
INC DATE												AG DATE	MLU

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			31,491
TOTAL MARKET OB/XF VALUE			19,400
TOTAL LAND VALUE - MARKET			44,000
TOTAL MARKET VALUE			94,891
SOH/AGL Deduction			9,397
ASSESSED VALUE			85,494
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			85,494
TOTAL JUST VALUE			94,891
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			86,891
SALE: 2:1: SOMETHING WRONG-SALE TOO LOW-INQUIRY MAI			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
27906	M H	0	06/24/2009

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1239/1853	8/08/2012	WD	U	I	11	100
GRANTOR: CINDY L WALDRON (BLAN						
GRANTEE: WILLIAM E SHEDDAN						
1239/1852	8/08/2012	WD	U	I	11	100
GRANTOR: WILLIAM E SHEDDAN						
GRANTEE: CINDY L BLANTON						

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	0285	SALVAGE	0	0	0	0			0.00	100	2005	2005	3	100	1,000	
2	0030	BARN, MT	0	0	40	40			12.00	50	2007	2007	3	50	9,600	
3	0296	SHED METAL	0	0	0	0			0.00	100	2013	2013	3	100	1,000	
4	9945	Well/Sept	0	0	0	0			7,000.00	100			3	100	7,000	
5	0261	PRCH, UOP	0	0	0	0			0.00	100	2016	2016	3	100	600	
6	0166	CONC, PAVMT	0	0	0	0			0.00	100	2016	2016	3	100	200	

TOTAL OB/XF														19,400			
589 NW UNION PARK RD, WELLBORN																	

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS= W48 S24 E48 N24\$.													

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	0		00	0.00	0.00	1.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	11,000										
2	0000	C	VAC RES	0		A-1	0.00	0.00	3.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	33,000										