

PART OF PRCLS A & B BETHEA ACRES
BEG NE COR OF NW1/4 OF SW1/4, RU
W 931.01 FT, N 656.25 FT, E 932.

BLAINE JAMES/WALDRON CINDY
587 NW UNION PARK RD
WELLBORN, FL 32094

2025

11-3S-15-00157-102



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	31	VINYL SID 100			
Roof Structure	03	GABLE/HIP 100			
Roof Cover	12	MODULAR MT 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			
Architectural Units	01	CONV 100			
Condition Adj	03	0 100			
Kitchen Adjus	01	03 100			
		01 100			
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	1,344	100		1,344	29,983
UOP	120	25		30	669
UOP	576	25		144	3,213
TOTALS	2,040			1,518	33,865

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0040	BARN, POLE	0	0	0	0	1.00	UT	0.00	0.00	
2	0080	DECKING	0	0	0	0	1.00	UT	0.00	0.00	
3	0263	PRCH, USP	0	0	0	0	1.00	UT	0.00	0.00	
4	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	
5	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00	
6	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00	
7	0040	BARN, POLE	0	0	0	0	1.00	UT	0.00	0.00	
8	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	
9	0261	PRCH, UOP	0	0	0	0	1.00	UT	1,500.00	1,500.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	0200	C	MBL HM	0		00	0.00	0.00	1.00	AC	
2	0000	C	VAC RES	0		A-1	0.00	0.00	9.03	AC	

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,518	115.9000	63.74	96,757	1996	1996	0	0	0	65.00	35.00
2 MOBILE HME - 0% - 2025												
Heated Area: 1344												
HX Base Yr												
10 12 UOP 12 48 12 UOP 2 10 24 BAS 56												

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/16/2023
INC DATE		AG DATE	

05/16/2023

MLU

TOTAL OB/XF													
12,400													

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12,400													

COLUMBIA COUNTY PROPERTY									
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VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 3					Tax Dist:				
BUILDING MARKET VALUE					33,865				
TOTAL MARKET OB/XF VALUE					12,400				
TOTAL LAND VALUE - MARKET					70,210				
TOTAL MARKET VALUE					116,475				
SOH/AGL Deduction					0				
ASSESSED VALUE					116,475				
TOTAL EXEMPTION VALUE					0				
BASE TAXABLE VALUE					116,475				
TOTAL JUST VALUE					116,475				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					116,475				
SALE:2:1: SOMETHING WRONG-SALE TOO LOW-INQUIRY MAI									
BLDG:1:1: ACADE MH									