BEG NW COR OF SW1/4 OF SEC, RUN
590.87 FT, SE 341.92 FT, CONT SE
287.98 FT TO W R/W OF A 60 FT CO

MORRELL MONROE
921 SW RIDGE ST
LAKE CITY, FL 32024

2024

11-2S-16-01593-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

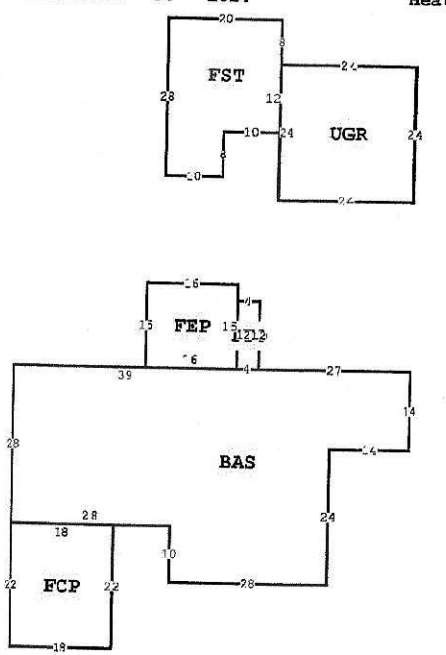
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	11216.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,044	100	2,044	154,368
FCP	396	25	99	7,477
FEP	240	80	192	14,500
FST	480	55	264	19,938
PTO	48	5	2	151
UGR	576	45	259	19,560
TOTALS	3,784		2,860	215,994

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,860	107.3500	112.72	322,379	1990	1990	0	0	0	33.00	67.00

1 SINGLE FAM - 0% - 2024 Heated Area: 2044 HX Base Yr 2000



1092 NW MORRELL DR, WHITE SPRINGS

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/15/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		215,994
TOTAL MARKET OB/XF VALUE		8,000
TOTAL LAND VALUE - MARKET		100,470
TOTAL MARKET VALUE		235,929
SOH/AGL Deduction		0
ASSESSED VALUE		235,929
TOTAL EXEMPTION VALUE	HX HB WX	13,935
BASE TAXABLE VALUE		221,994
TOTAL JUST VALUE		324,464
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		308,901

PERMIT NUM	DESCRIPTION	AMT	ISSUED
11340	ADDN SFR	100	06/27/1996
6876	ADDN SFR	5,000	02/23/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1483/386	1/20/2023	QC	U	I	11	100
GRANTOR: HALL VERLON						
GRANTEE: SPELL LOUIS T						
1474/390	8/24/2022	PB	U	I	18	0
GRANTOR: CLERK OF COURT (OPGEN						
GRANTEE: HALL VERLON JR						

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	0010	BARN,BLK	0	0	24	70	1.00	UT	0.00	0.00	100	0	0	3	100	5,000	
2	0030	BARN,MT	0	0	24	48	1.00	UT	0.00	0.00	100	0	0	3	100	3,000	

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W27 PTO= N12 W4 S12 E4$W4 FEP= N15 W16 S15 E16$ W39S28 FCP= S22 E18 N22 W18 $ E28 S10 E28 N24 E14 N14$ PTR= N30 UGR= N24 W24 FST= N8 W20 S28 E10 N8 E10 N12$ S24E24$ S30$.

LAND DESCRIPTION

TOTAL OB/XF 8,000

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0100	C	SFR	0		00	0.00	0.00	1.00	AC		1.00	1.00	1.00	3,000.00	3,000.00	3,000							
2	6200	A	PASTURE 3	0		00	0.00	0.00	32.49	AC		1.00	1.00	1.00	275.00	275.00	8,935							
3	9910	M	MKT.VAL.AG	0		00	0.00	0.00	32.49	AC		1.00	1.00	1.00	3,000.00	3,000.00	97,470							

REVIEW DATE 04/06/2023 BY JB Total Acres: 33.49 Total Land Value: 11,935 Market: 97,470 Agricultural: 8,935 Common: 3,000 PRINTED 07/03/2024 BY SYS