BEG AT NW COR OF SE1/4 OF SW1/4, 1148.46 FT, SW 324.32 FT, SE 330 TO N R/W OF CR-252, SW ALONG R/W

MORRELL'S LEGACY LLC
212 SW COTTAGE GLEN
LAKE CITY, FL 32024

2026

34-3S-16-02475-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

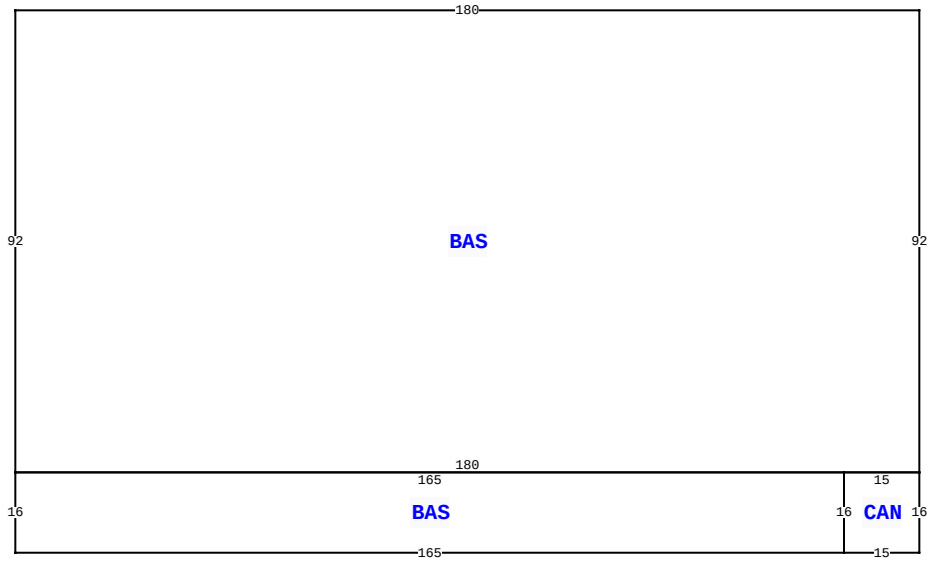
ELEMENT	CD	CONSTRUCTION
Exterior Wall	24	CORG METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	03	CONC FINSH 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Plumbing		4 100
Frame	01	NONE 100
Story Height		14 100
RMS		2 100
Stories	0	0 100
Units		0 100
Condition Adj	01	01 100
Quality	03	03
DOR CODE	1117	STORE/OFFICE
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	34316.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,640	100		2,640	11,929
BAS	16,560	100		16,560	74,827
CAN	240	30		72	326
TOTALS	19,440			19,272	87,081

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
8400	06	19,272	34.8840	12.91	248,802	1968	1968	0	0	15	50.00	35.00

2 WAREH STOR 0% - 0 Heated Area: 19200 HX Base Yr



461 SW DEPUTY J DAVIS LN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/23/2021 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	1,292,134
TOTAL MARKET OB/XF VALUE	50,347
TOTAL LAND VALUE - MARKET	150,590
TOTAL MARKET VALUE	1,493,071
SOH/AGL Deduction	0
ASSESSED VALUE	1,493,071
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,493,071
TOTAL JUST VALUE	1,493,071
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,493,071

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051145	Electrical Servic	0	10/17/2024
000051132	Roof Replacement	19,000	10/17/2024
000050054	Roof Replacement	37,000	06/05/2024
38424	COMMERCIAL	1,478	07/31/2019
34999	PUMP/UTPOL	50	03/02/2017
23799	COMMERCIAL	355	11/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1355/0563	1/17/2018	WD	U	I	30	100
GRANTOR: H WAYNE MORRELL TRUST						
GRANTEE: MORRELL'S LEGACY LL						
1355/0550	1/17/2018	WD	U	I	30	100
GRANTOR: H WAYNE MORRELL TRUST						
GRANTEE: MORRELL'S LEGACY LL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W180 S92 BAS= S16 E165 CAN= E15 N16 W15 S16$ N16 W165$ E180 N92$.

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	0260	PAVEMENT-A	0	0	0	0	1.00	UT	9,450.00	9,450.00	50	0	0	3	50	4,725	
2	0260	PAVEMENT-A	0	0	14	100	1,400.00	UT	0.90	0.90	100	1997	1997	3	100	1,260	
3	0166	CONC,PAVMT	0	0	0	0	380.00	UT	1.50	1.50	100	1998	1998	3	100	570	
4	0260	PAVEMENT-A	0	0	0	0	21,940.00	UT	0.68	0.68	50	1998	1998	3	50	7,405	
5	0166	CONC,PAVMT	0	0	4	110	440.00	UT	1.50	1.50	100	2002	2002	3	100	660	
6	0260	PAVEMENT-A	0	0	73	145	10,585.00	UT	0.68	0.68	50	2002	2002	3	50	3,572	
7	0140	CLFENCE 6	0	0	0	0	107.00	UT	3.50	3.50	100	2002	2002	3	100	375	
8	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	600	
9	0262	PRCH,FOP	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	800	
10	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,500	

TOTAL OB/XF 21,467

LAND DESCRIPTION

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	2900	C	WHOLESALER	0		CHI	0.00	0.00	8.81	AC		1.00	1.00	0.70	21,500.00	15,050.00	132,590							
2	0000	C	VAC RES	0		00	0.00	0.00	5.50	AC		1.00	1.00	0.50	6,500.00	3,250.00	17,875							
3	9600	C	WASTELAND	0		00	0.00	0.00	0.50	AC		1.00	1.00	1.00	250.00	250.00	125							

REVIEW DATE 10/28/2024 BY mark Total Acres: 14.81 Total Land Value: 150,590 Market: 0 Agricultural: 0 Common: 150,590 PRINTED 09/10/2025 BY SYS

BEG AT NW COR OF SE1/4 OF SW1/4,
1148.46 FT, SW 324.32 FT, SE 330
TO N R/W OF CR-252, SW ALONG R/W

MORRELL'S LEGACY LLC
212 SW COTTAGE GLEN
LAKE CITY, FL 32024

2026

34-3S-16-02475-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

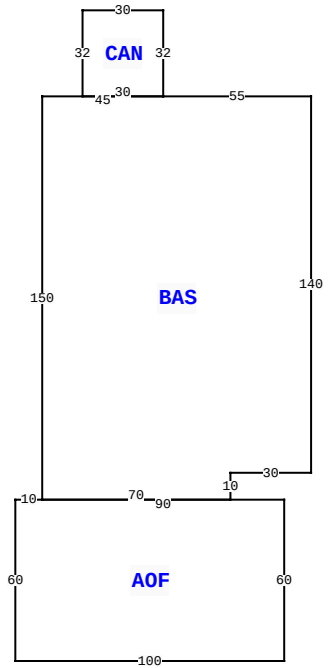
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	01	MINIMUM 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		6 100
Frame		N/A 100
Story Height		14 100
RMS		4 100
Stories	0	0 100
Units		0 100
Condition Adj	02	02 100
Quality	03	03
DOR CODE	1117	STORE/OFFICE
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	34316.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	6,000	150		9,000	54,716
BAS	14,700	100		14,700	89,369
CAN	960	30		288	1,751
TOTALS	21,660			23,988	145,835

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
8400	06	23,988	46.9395	17.37	416,672	1986	1986	0	0	15	50.00	35.00

3 WAREH STOR 0% - 0 Heated Area: 20700 HX Base Yr



461 SW DEPUTY J DAVIS LN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/23/2021 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	1,292,134
TOTAL MARKET OB/XF VALUE	50,347
TOTAL LAND VALUE - MARKET	150,590
TOTAL MARKET VALUE	1,493,071
SOH/AGL Deduction	0
ASSESSED VALUE	1,493,071
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,493,071
TOTAL JUST VALUE	1,493,071
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,493,071

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23800	ADDN COMM	465	11/01/2005
19062	COMMERCIAL	441	12/20/2001
17618	COMMERCIAL	456	11/03/2000
14074	ADDN COMM	400	05/29/1998
12468	REMODEL	405	04/30/1997
11169	PUMP/UTPOL	30	05/20/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1355/0563	1/17/2018	WD	U	I	30	100
GRANTOR: H WAYNE MORRELL TRUST						
GRANTEE: MORRELL'S LEGACY LL						
1355/0550	1/17/2018	WD	U	I	30	100
GRANTOR: H WAYNE MORRELL TRUST						
GRANTEE: MORRELL'S LEGACY LL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W55 CAN= N32 W30 S32 E30$ W45 S150 AOF= W10 S60 E100 N60 W90$ E70 N10 E30 N140$.

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
11	0260	PAVEMENT-A	0	0	95	165	15,675.00	UT	1.60	1.60	100	2019	2019	3	100	25,080	
12	0166	CONC,PAVMT	0	0	0	0	1,900.00	UT	2.00	2.00	100	2019	2019	3	100	3,800	

LAND DESCRIPTION

TOTAL OB/XF 28,880

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

REVIEW DATE 10/28/2024 BY mark Total Acres: 14.81 Total Land Value: 150,590 Market: 0 Agricultural: 0 Common: 150,590 PRINTED 09/10/2025 BY SYS

BEG AT NW COR OF SE1/4 OF SW1/4, 1148.46 FT, SW 324.32 FT, SE 330 TO N R/W OF CR-252, SW ALONG R/W

MORRELL'S LEGACY LLC
212 SW COTTAGE GLEN
LAKE CITY, FL 32024

2026

34-3S-16-02475-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

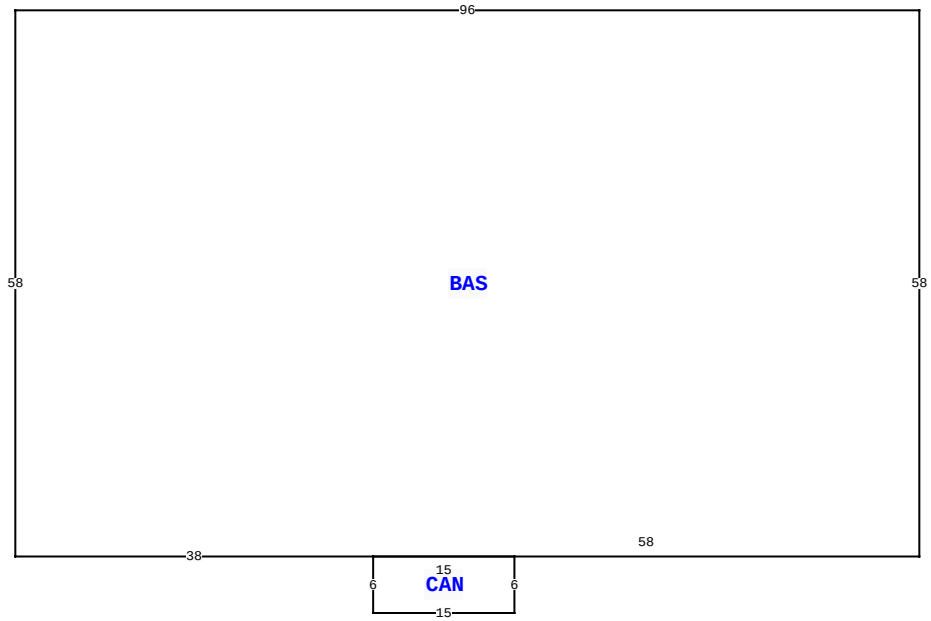
ELEMENT	CD	CONSTRUCTION
Exterior Wall	24	CORG METAL 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	01	MINIMUM 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		0 100
Frame	02	WOOD FRAME 100
Story Height		14 100
RMS		1 100
Stories	1.	1. 100
Units		0 100
Condition Adj	02	02 100
Quality	01	01
DOR CODE	1117	STORE/OFFICE
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	34316.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	5,568	100		5,568	21,340
CAN	90	30		27	104
TOTALS	5,658			5,595	21,443

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
8400	06	5,595	29.6055	10.95	61,265	1973	1973	0	0	15	50.00	35.00

4 WAREH STOR 0% - 0 Heated Area: 5568 HX Base Yr



461 SW DEPUTY J DAVIS LN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/23/2021 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	1,292,134
TOTAL MARKET OB/XF VALUE	50,347
TOTAL LAND VALUE - MARKET	150,590
TOTAL MARKET VALUE	1,493,071
SOH/AGL Deduction	0
ASSESSED VALUE	1,493,071
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,493,071
TOTAL JUST VALUE	1,493,071
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,493,071

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1355/0563	1/17/2018	WD	U	I	30	100
GRANTOR: H WAYNE MORRELL TRUST						
GRANTEE: MORRELL'S LEGACY LL						
1355/0550	1/17/2018	WD	U	I	30	100
GRANTOR: H WAYNE MORRELL TRUST						
GRANTEE: MORRELL'S LEGACY LL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W96 S58 E38 CAN= S6 E15 N6 W15$ E58 N58$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 10/28/2024 BY mark Total Acres: 14.81 Total Land Value: 150,590 Market: 0 Agricultural: 0 Common: 150,590 PRINTED 09/10/2025 BY SYS

BEG AT NW COR OF SE1/4 OF SW1/4,
1148.46 FT, SW 324.32 FT, SE 330
TO N R/W OF CR-252, SW ALONG R/W

MORRELL'S LEGACY LLC
212 SW COTTAGE GLEN
LAKE CITY, FL 32024

2026

34-3S-16-02475-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

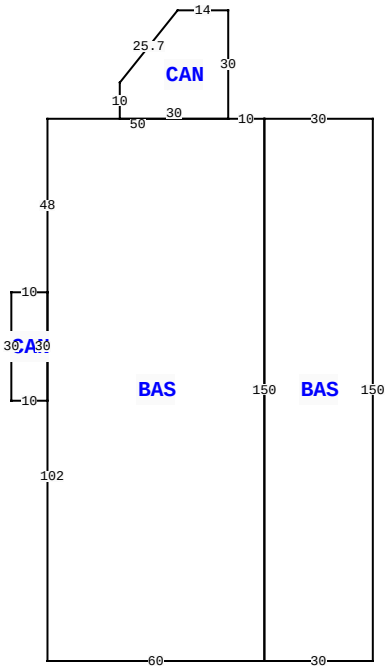
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		0 100
Frame	05	STEEL 100
Story Height		14 100
RMS		1 100
Stories	1.	1. 100
Units		0 100
Condition Adj	02	02 100
Quality	03	03
DOR CODE	1117	STORE/OFFICE
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	34316.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	4,500	100		4,500	61,962
BAS	9,000	100		9,000	123,925
CAN	300	30		90	1,239
CAN	740	30		222	3,057
TOTALS	14,540			13,812	190,183

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
8700	06	13,812	68.3559	25.98	358,836	1997	1997	0	0	10	37.00	53.00

5 PREF M B A 0% - 0 Heated Area: 13500 HX Base Yr



461 SW DEPUTY J DAVIS LN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/23/2021 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	1,292,134
TOTAL MARKET OB/XF VALUE	50,347
TOTAL LAND VALUE - MARKET	150,590
TOTAL MARKET VALUE	1,493,071
SOH/AGL Deduction	0
ASSESSED VALUE	1,493,071
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,493,071
TOTAL JUST VALUE	1,493,071
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,493,071

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1355/0563	1/17/2018	WD	U	I	30	100
GRANTOR: H WAYNE MORRELL TRUST						
GRANTEE: MORRELL'S LEGACY LL						
1355/0550	1/17/2018	WD	U	I	30	100
GRANTOR: H WAYNE MORRELL TRUST						
GRANTEE: MORRELL'S LEGACY LL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W10 CAN= N30 W14 L16 D20 S10 E30$ W50 S48 CAN= W10 S30 E10 N30$ S102 E60 N150$ BAS= S150 E30 N150 W30$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 10/28/2024 BY mark Total Acres: 14.81 Total Land Value: 150,590 Market: 0 Agricultural: 0 Common: 150,590 PRINTED 09/10/2025 BY SYS

BEG AT NW COR OF SE1/4 OF SW1/4, 1148.46 FT, SW 324.32 FT, SE 330 TO N R/W OF CR-252, SW ALONG R/W

MORRELL'S LEGACY LLC
212 SW COTTAGE GLEN
LAKE CITY, FL 32024

2026

34-3S-16-02475-001

BUILDING CHARACTERISTICS

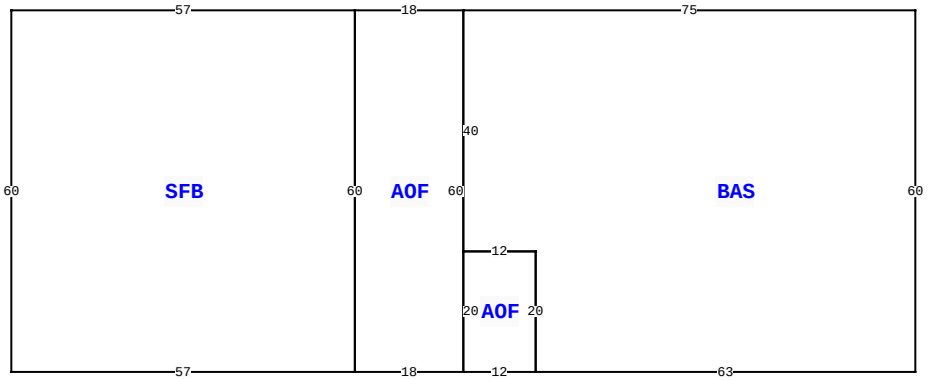
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	03	PART.FIN. 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Plumbing		5 100
Frame	05	STEEL 100
Story Height		15 100
RMS		6 100
Stories	1.	1. 100
Units		0 100
Condition Adj	02	02 100
Quality	05	05
DOR CODE	1117	STORE/OFFICE
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	34316.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	240	150		360	6,972
AOF	1,080	150		1,620	31,372
BAS	4,260	100		4,260	82,497
SFB	3,420	80		2,736	52,984
TOTALS	9,000			8,976	173,825

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
8700	06	8,976	92.6640	35.21	316,045	1998	1998	0	0	10	35.00	55.00

6 PREF M B A 0% - 0 Heated Area: 9000 HX Base Yr



461 SW DEPUTY J DAVIS LN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/23/2021 MLU
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COLUMBIA COUNTY PROPERTY

PAGE 5 of 9 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	1,292,134
TOTAL MARKET OB/XF VALUE	50,347
TOTAL LAND VALUE - MARKET	150,590
TOTAL MARKET VALUE	1,493,071
SOH/AGL Deduction	0
ASSESSED VALUE	1,493,071
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,493,071
TOTAL JUST VALUE	1,493,071
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,493,071

PERMIT NUM	DESCRIPTION	AMT	ISSUED

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OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
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GRANTOR: H WAYNE MORRELL TRUST						
GRANTEE: MORRELL'S LEGACY LL						
1355/0550	1/17/2018	WD	U	I	30	100
GRANTOR: H WAYNE MORRELL TRUST						
GRANTEE: MORRELL'S LEGACY LL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W75 AOF= W18 SFB= W57 S60 E57 N60$ S60 E18 N60$ S40 AOF= S20 E12 N20 W12$ E12 S20 E63 N60$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 10/28/2024 BY mark Total Acres: 14.81 Total Land Value: 150,590 Market: 0 Agricultural: 0 Common: 150,590 PRINTED 09/10/2025 BY SYS

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1148.46 FT, SW 324.32 FT, SE 330
TO N R/W OF CR-252, SW ALONG R/W

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LAKE CITY, FL 32024

2026

34-3S-16-02475-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

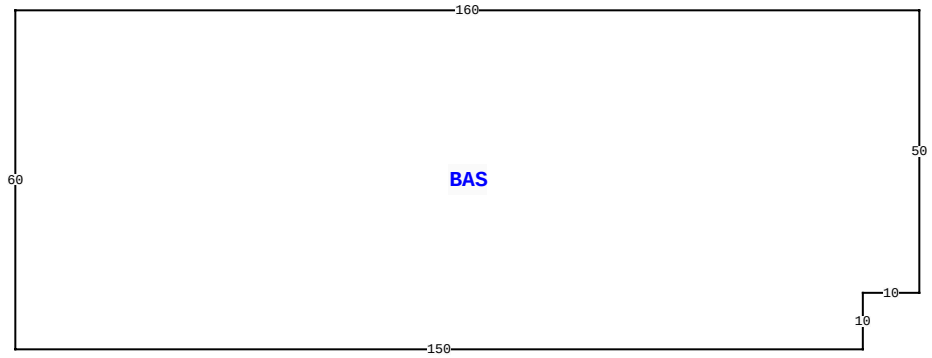
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	03	PART.FIN. 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		0 100
Frame	05	STEEL 100
Story Height		15 100
RMS		1 100
Stories	1.	1. 100
Units		0 100
Condition Adj	02	02 100
Quality	05	05
DOR CODE	1117	STORE/OFFICE
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	34316.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	9,500	100		9,500	167,029
TOTALS	9,500			9,500	167,029

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
8700	06	9,500	78.4080	29.80	283,100	2000	2000	0	0	10	31.00	59.00

7 PREF M B A 0% - 0 Heated Area: 9500 HX Base Yr



461 SW DEPUTY J DAVIS LN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/23/2021 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	1,292,134
TOTAL MARKET OB/XF VALUE	50,347
TOTAL LAND VALUE - MARKET	150,590
TOTAL MARKET VALUE	1,493,071
SOH/AGL Deduction	0
ASSESSED VALUE	1,493,071
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,493,071
TOTAL JUST VALUE	1,493,071
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,493,071

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1355/0563	1/17/2018	WD	U	I	30	100
GRANTOR: H WAYNE MORRELL TRUST						
GRANTEE: MORRELL'S LEGACY LL						
1355/0550	1/17/2018	WD	U	I	30	100
GRANTOR: H WAYNE MORRELL TRUST						
GRANTEE: MORRELL'S LEGACY LL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W160 S60 E150 N10 E10 N50$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 10/28/2024 BY mark Total Acres: 14.81 Total Land Value: 150,590 Market: 0 Agricultural: 0 Common: 150,590 PRINTED 09/10/2025 BY SYS

BEG AT NW COR OF SE1/4 OF SW1/4, 1148.46 FT, SW 324.32 FT, SE 330 TO N R/W OF CR-252, SW ALONG R/W

MORRELL'S LEGACY LLC
212 SW COTTAGE GLEN
LAKE CITY, FL 32024

2026

34-3S-16-02475-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

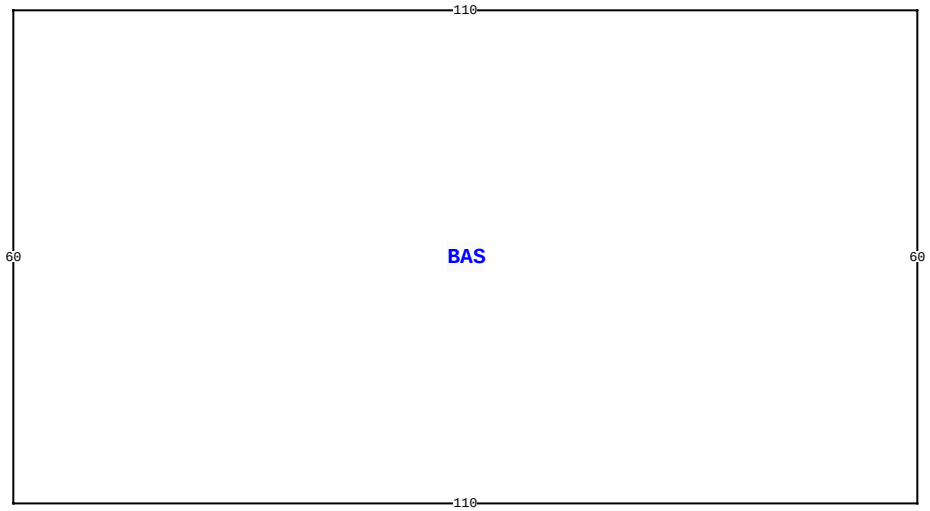
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	03	PART.FIN. 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		3 100
Frame	05	STEEL 100
Story Height		15 100
RMS		3 100
Stories	1.	1. 100
Units		0 100
Condition Adj	02	02 100
Quality	05	05
DOR CODE	1117	STORE/OFFICE
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	34316.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	6,600	100		6,600	129,272
TOTALS	6,600			6,600	129,272

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
8700	06	6,600	81.8100	31.09	205,194	2002	2002	0	0	10	27.00	63.00

8 PREF M B A 0% - 0 Heated Area: 6600 HX Base Yr



VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	1,292,134
TOTAL MARKET OB/XF VALUE	50,347
TOTAL LAND VALUE - MARKET	150,590
TOTAL MARKET VALUE	1,493,071
SOH/AGL Deduction	0
ASSESSED VALUE	1,493,071
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,493,071
TOTAL JUST VALUE	1,493,071
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,493,071

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1355/0563	1/17/2018	WD	U	I	30	100
GRANTOR: H WAYNE MORRELL TRUST						
GRANTEE: MORRELL'S LEGACY LL						
1355/0550	1/17/2018	WD	U	I	30	100
GRANTOR: H WAYNE MORRELL TRUST						
GRANTEE: MORRELL'S LEGACY LL						

461 SW DEPUTY J DAVIS LN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/23/2021 MLU
INC DATE		AG DATE	

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W110 S60 E110 N60$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 10/28/2024 BY mark Total Acres: 14.81 Total Land Value: 150,590 Market: 0 Agricultural: 0 Common: 150,590 PRINTED 09/10/2025 BY SYS

BEG AT NW COR OF SE1/4 OF SW1/4,
1148.46 FT, SW 324.32 FT, SE 330
TO N R/W OF CR-252, SW ALONG R/W

MORRELL'S LEGACY LLC
212 SW COTTAGE GLEN
LAKE CITY, FL 32024

2026

34-3S-16-02475-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	03	PART.FIN. 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		0 100
Frame	05	STEEL 100
Story Height		15 100
RMS		1 100
Stories	1.	1. 100
Units		0 100
Condition Adj	02	02 100
Quality	05	05

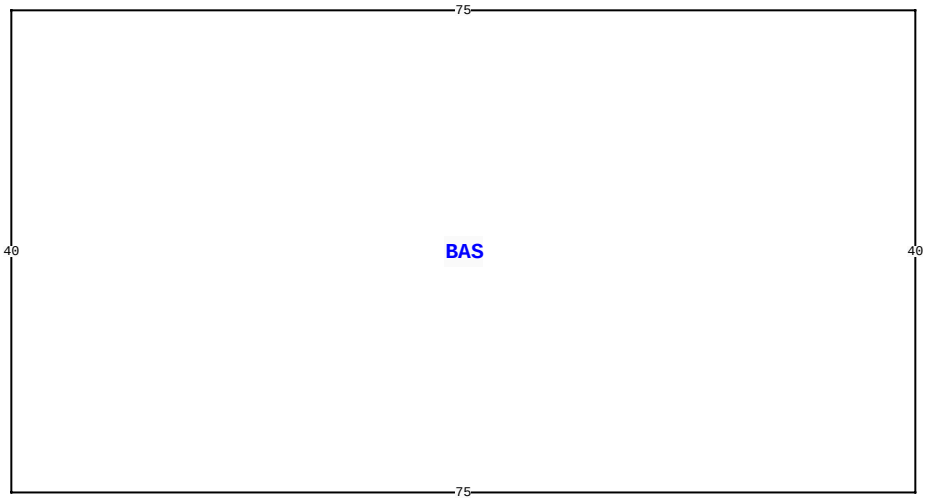
DOR CODE	1117	STORE/OFFICE	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	34316.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,000	100		3,000	65,412
TOTALS	3,000			3,000	65,412

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
8700	06	3,000	83.1600	31.60	94,800	2005	2005	0	0	10	21.00	69.00

9 PREF M B A 0% - 0 Heated Area: 3000 HX Base Yr



461 SW DEPUTY J DAVIS LN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/23/2021 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	1,292,134
TOTAL MARKET OB/XF VALUE	50,347
TOTAL LAND VALUE - MARKET	150,590
TOTAL MARKET VALUE	1,493,071
SOH/AGL Deduction	0
ASSESSED VALUE	1,493,071
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,493,071
TOTAL JUST VALUE	1,493,071
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,493,071

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1355/0563	1/17/2018	WD	U	I	30	100
GRANTOR: H WAYNE MORRELL TRUST						
GRANTEE: MORRELL'S LEGACY LL						
1355/0550	1/17/2018	WD	U	I	30	100
GRANTOR: H WAYNE MORRELL TRUST						
GRANTEE: MORRELL'S LEGACY LL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W75 S40 E75 N40$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 10/28/2024 BY mark Total Acres: 14.81 Total Land Value: 150,590 Market: 0 Agricultural: 0 Common: 150,590 PRINTED 09/10/2025 BY SYS

BEG AT NW COR OF SE1/4 OF SW1/4,
1148.46 FT, SW 324.32 FT, SE 330
TO N R/W OF CR-252, SW ALONG R/W

MORRELL'S LEGACY LLC
212 SW COTTAGE GLEN
LAKE CITY, FL 32024

2026

34-3S-16-02475-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	03	PART.FIN. 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		3 100
Frame	05	STEEL 100
Story Height		15 100
RMS		5 100
Stories	1.	1. 100
Units		0 100
Quality	05	05

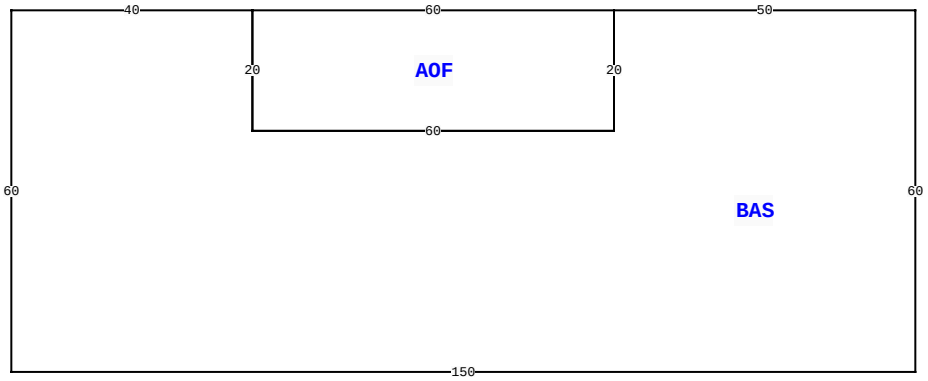
DOR CODE	1117	STORE/OFFICE	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	34316.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	1,200	150		1,800	58,510
BAS	7,800	100		7,800	253,544
TOTALS	9,000			9,600	312,054

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8700	06	9,600	89.1000	33.86	325,056	2019	2019	0	0	0	4.00	96.00

10 PREF M B A 0% - 0 Heated Area: 9000 HX Base Yr



461 SW DEPUTY J DAVIS LN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/23/2021 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	1,292,134
TOTAL MARKET OB/XF VALUE	50,347
TOTAL LAND VALUE - MARKET	150,590
TOTAL MARKET VALUE	1,493,071
SOH/AGL Deduction	0
ASSESSED VALUE	1,493,071
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,493,071
TOTAL JUST VALUE	1,493,071
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,493,071

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1355/0563	1/17/2018	WD	U	I	30	100
GRANTOR: H WAYNE MORRELL TRUST						
GRANTEE: MORRELL'S LEGACY LL						
1355/0550	1/17/2018	WD	U	I	30	100
GRANTOR: H WAYNE MORRELL TRUST						
GRANTEE: MORRELL'S LEGACY LL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W50 AOF= W60 S20 E60 N20$ S20 W60 N20 W40 S60 E150 N60$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 10/28/2024 BY mark Total Acres: 14.81 Total Land Value: 150,590 Market: 0 Agricultural: 0 Common: 150,590 PRINTED 09/10/2025 BY SYS