NE DIV THE S 100 FT OF THE N 16
110 FT OF BLOCK 33. (BEING IN SE

MORGAN TERRY BELSON/MORGAN LONNIE
P O BOX 1304
LAKE CITY, FL 32056-1304

2026

00-00-00-11136-002

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

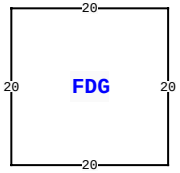
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	02	02
DOR CODE	0101	SFRES/SFRES
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	810317.00	1.00/

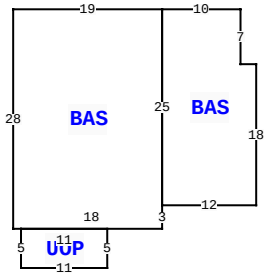
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	286	100		286	12,757
BAS	532	100		532	23,730
FDG	400	60		240	10,705
UOP	55	20		11	491
TOTALS	1,273			1,069	47,683

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,069	72.4118	81.10	86,696	1945	1945	10	0	0	35.00	55.00

1 SINGLE FAM 0% - 0 Heated Area: 818 HX Base Yr





860 NE CONGRESS AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	68,926
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	5,445
TOTAL MARKET VALUE	74,371
SOH/AGL Deduction	0
ASSESSED VALUE	74,371
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	74,371
TOTAL JUST VALUE	74,371
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	74,371

LAND:1:1: 0.25 AC

SALE:1:1: (MOTHER TO SON) 0.25 AC WITH 2 HOUSES

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046805	Electrical Servic	0	03/22/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1536/1697	3/27/2025	WD	U	I	11	100
GRANTOR: MORGAN TERRY BELSON						
GRANTEE: MORGAN TERRY BELSON						
0867/0104	9/28/1998	QC	Q	I	01	100
GRANTOR: HELEN MORGAN						
GRANTEE: TERRY BELSON MORGAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W19 S28 E1 UOP= S5 E11 N5 W11$ E18 N3 BAS= E12 N18 W2 N7 W10 S25$ N25$ PTR= N30 FDG= N20 W20 S20 E20$ S30$.

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
1	0100	C	SFR	0		00	0.00	0.00	10,890.00	SF		1.00	1.00	1.00	0.50	0.50	5,445							

REVIEW DATE 12/02/2024 BY SYS Total Acres: 0.25 Total Land Value: 5,445 Market: 0 Agricultural: 0 Common: 5,445 PRINTED 11/21/2025 BY SYS

NE DIV THE S 100 FT OF THE N 16
110 FT OF BLOCK 33. (BEING IN SE

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COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

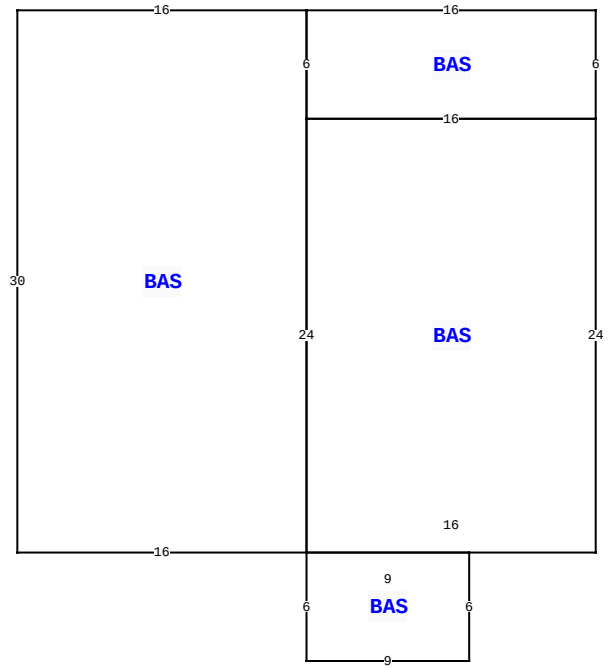
ELEMENT	CD	CONSTRUCTION
Exterior Wall	01	MINIMUM 100
Roof Structur	02	SHED 100
Roof Cover	01	MINIMUM 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	09	PINE WOOD 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	01	01
DOR CODE	0101	SFRES/SFRES
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	810317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	54	100		54	1,131
BAS	96	100		96	2,011
BAS	384	100		384	8,045
BAS	480	100		480	10,056
TOTALS	1,014			1,014	21,243

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,014	34.0080	38.09	38,623	1945	1945	10	0	0	35.00	55.00

2 SINGLE FAM 0% - 0 Heated Area: 1014 HX Base Yr



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GRANTOR: MORGAN TERRY BELSON						
GRANTEE: MORGAN TERRY BELSON						
0867/0104	9/28/1998	QC	Q	I	01	100
GRANTOR: HELEN MORGAN						
GRANTEE: TERRY BELSON MORGAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= N6 W16 S6 E16$ BAS= W16BAS= N6 W16 S30 E16 N24$ S24 BAS= S6 E9 N6 W9$ E16 N24$.

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 12/02/2024 BY SYS Total Acres: 0.25 Total Land Value: 5,445 Market: 0 Agricultural: 0 Common: 5,445 PRINTED 11/21/2025 BY SYS