BEG NE COR OF SW1/4 OF NW1/4,
RUN S 1291.48 FT, W 494.20 FT,
N 1286.17 FT, E 494.30 FT TO

MORRELL DAVID WAYNE
212 SW COTTAGE GLN
LAKE CITY, FL 32024

2026

02-4S-16-02716-003

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5500	TIMBERLAND 80-89	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	2416.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	93,870
TOTAL MARKET VALUE	5,967
SOH/AGL Deduction	0
ASSESSED VALUE	5,967
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	5,967
TOTAL JUST VALUE	93,870
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	93,870

PERMIT NUM	DESCRIPTION	AMT	ISSUED
33988	M H	590	04/22/2016

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/09/2025 MLU
INC DATE		AG DATE	

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0771/1435	2/03/1993	TD	Q	V	03	0

GRANTOR: H WAYNE MORRELL

GRANTEE: DAVID MORRELL

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

BUILDING NOTES

BUILDING DIMENSIONS

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	5500	A	TIMBER 2	0		00	0.00	0.00	13.41	AC		1.00	1.00	1.00	445.00	445.00	5,967							
2	9910	M	MKT.VAL.AG	0		00	0.00	0.00	13.41	AC		1.00	1.00	1.00	7,000.00	7,000.00	93,870							

REVIEW DATE 04/09/2025 BY MLU Total Acres: 13.41 Total Land Value: 5,967 Market: 93,870 Agricultural: 5,967 Common: 0 PRINTED 10/24/2025 BY SYS