S 1/2 OF N 1/2, EX 1 AC DESC ORB
AC DESC ORB 746-284 & EX 5 AC DE
& EX 163.30 AC DES IN LE 1473-17

MORTON KENNETH KEVIN/MORTON SUZANNE M
900 SW MORTON GLN
LAKE CITY, FL 32024

2026

04-5S-16-03468-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

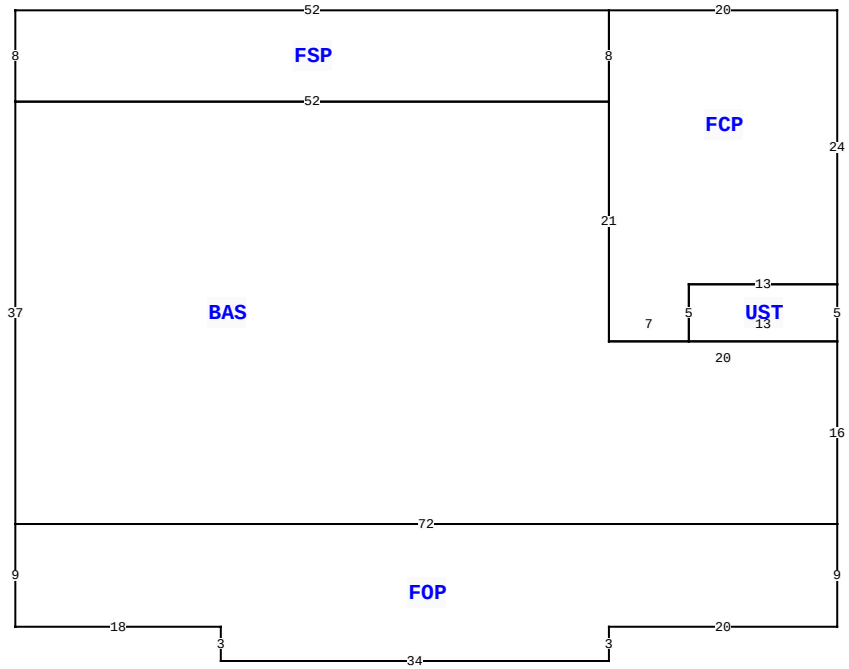
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	10	TERRAZZO 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
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 01
NEIGHBORHOOD/LOC	4516.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,244	100		2,244	169,372
FCP	515	25		129	9,736
FOP	750	30		225	16,983
FSP	416	40		166	12,529
UST	65	45		29	2,189
TOTALS	3,990			2,793	210,810

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,793	103.6800	116.12	324,323	1966	1966	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2023 Heated Area: 2244 HX Base Yr



1336 SW MAULDIN AVE, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	210,810
TOTAL MARKET OB/XF VALUE	7,500
TOTAL LAND VALUE - MARKET	678,150
TOTAL MARKET VALUE	264,446
SOH/AGL Deduction	0
ASSESSED VALUE	264,446
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	264,446
TOTAL JUST VALUE	896,460
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	896,460

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043263	Electrical Servic	0	11/29/2021
10500	M H	125	11/29/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1511/1382	4/01/2024	LE	U	I	14	100
GRANTOR: MORTON KENNETH KEVIN						
GRANTEE: MORTON KENNETH KEVI						
1473/1780	5/14/2011	LE	U	I	14	100
GRANTOR: MAULDIN JAMES E						
GRANTEE: MORTON KENNETH KEVI						

BUILDING NOTES

BUILDING DIMENSIONS

FSP= N8 W52 S8 E52$ FCP= S21 E7 N5 E13 UST= S5 W13 N5 E13$ N24 W20 S8$ BAS= W52 S37 FOP= S9 E18 S3 E34 N3 E20 N9 W72$ E72 N16 W20 N21$.

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	0040	BARN,POLE	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	500	
2	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,500

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	0100	C	SFR	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	4,500.00	4,500.00	4,500							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	148.70	AC		1.00	1.00	1.00	280.00	280.00	41,636							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	149.70	AC		1.00	1.00	1.00	4,500.00	4,500.00	673,650							

REVIEW DATE 12/06/2021 BY JB Total Acres: 149.70 Total Land Value: 46,136 Market: 673,650 Agricultural: 41,636 Common: 4,500 PRINTED 11/20/2025 BY SYS