COMM NE COR OF W3/4 OF SE1/4
OF SW1/4, RUN W 1007.07 FT TO
E R/W OF DEKLE RD, S ALONG R/W

MORGAN CHRISTOPHER R
949 SW DEKLE RD
LAKE CITY, FL 32024

2026

07-4S-16-02806-021

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

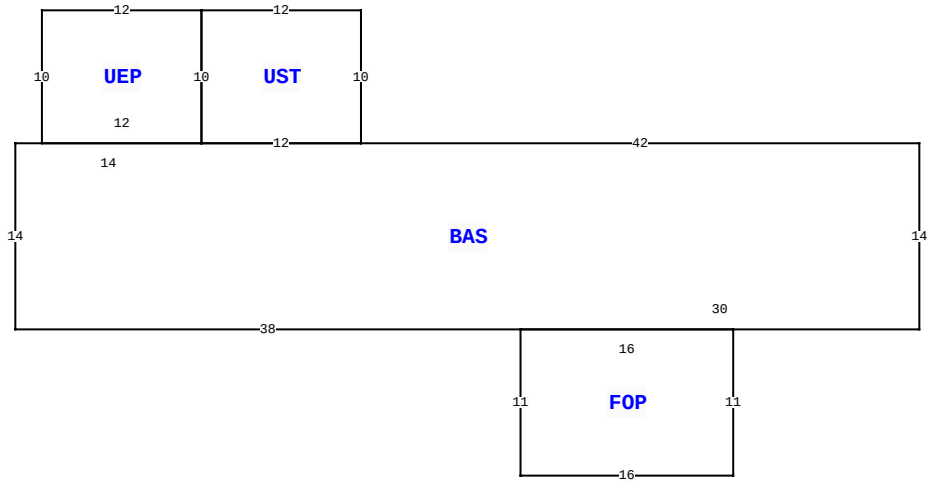
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	01	FLAT 100
Roof Cover	14	PREFIN MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	7416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	952	100		952	18,305
FOP	176	35		62	1,192
UEP	120	70		84	1,615
UST	120	45		54	1,038
TOTALS	1,368			1,152	22,151

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,152	80.1090	48.07	55,377	1984	1984	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2020 Heated Area: 952 HX Base Yr 2020



949 SW DEKLE RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		22,151
TOTAL MARKET OB/XF VALUE		16,400
TOTAL LAND VALUE - MARKET		55,220
TOTAL MARKET VALUE		93,771
SOH/AGL Deduction		42,015
ASSESSED VALUE		51,756
TOTAL EXEMPTION VALUE	HX HB DX	31,756
BASE TAXABLE VALUE		20,000
TOTAL JUST VALUE		93,771
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		93,771

LAND:1:1: 2 FIVE ACRE PARCELS UNR S/D

SALE:1:1: ORB 789 1341 THRU 1366 - HAMM, DICKS, MA

PERMIT NUM	DESCRIPTION	AMT	ISSUED
37954	MAINT/ALTR	75	04/04/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1387/0555	6/19/2019	WD	U	I	11	100
GRANTOR: L SHARON MORGAN						
GRANTEE: CHRISTOPHER R MORGA						
1362/0916	6/13/2018	CT	U	I	18	38,000
GRANTOR: CLERK OF COURT						
GRANTEE: U S BANK TRUST N A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W42 UST= N10 W12 S10 E12$ W12 UEP= N10 W12 S10 E12$ W14 S14 E38 FOP= S11 E16 N11 W16$ E30 N14$.

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	0020	BARN,FR	0	100	30	30	1.00	UT	0.00	0.00	100	2001	2001	3	100	9,000	
2	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2006	2006	3	100	200	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 16,400

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	0200	C	MBL HM	100		A-1	0.00	0.00	5.02	AC		1.00	1.00	1.00	11,000.00	11,000.00	55,220							

REVIEW DATE 02/12/2024 BY JB Total Acres: 5.02 Total Land Value: 55,220 Market: 0 Agricultural: 0 Common: 55,220 PRINTED 11/18/2025 BY SYS