

BEG SW COR OF NE1/4 OF SE1/4, RU
E 1241.03 FT S 1519.83 FT, E APP
LINE, S APPROX 60 FT, W APPROX 1

SPELL LOUIS T
1050 NW MORRELL DR
WHITE SPRINGS, FL 32096

2026

10-2S-16-01581-002



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	12	HARDWOOD 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.5	1.5 100
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	03
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NEIGHBORHOOD/LOC	10216.00	1.00/
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	150	100		150	13,865
BAS	351	100		351	32,444
BAS	476	100		476	43,998
BAS	1,064	100		1,064	98,349
FOP	96	30		29	2,681
FOP	320	30		96	8,873
FUS	204	100		204	18,856
UCP	925	20		185	17,100

TOTALS	3,586			2,555	236,167
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EXTRA FEATURES

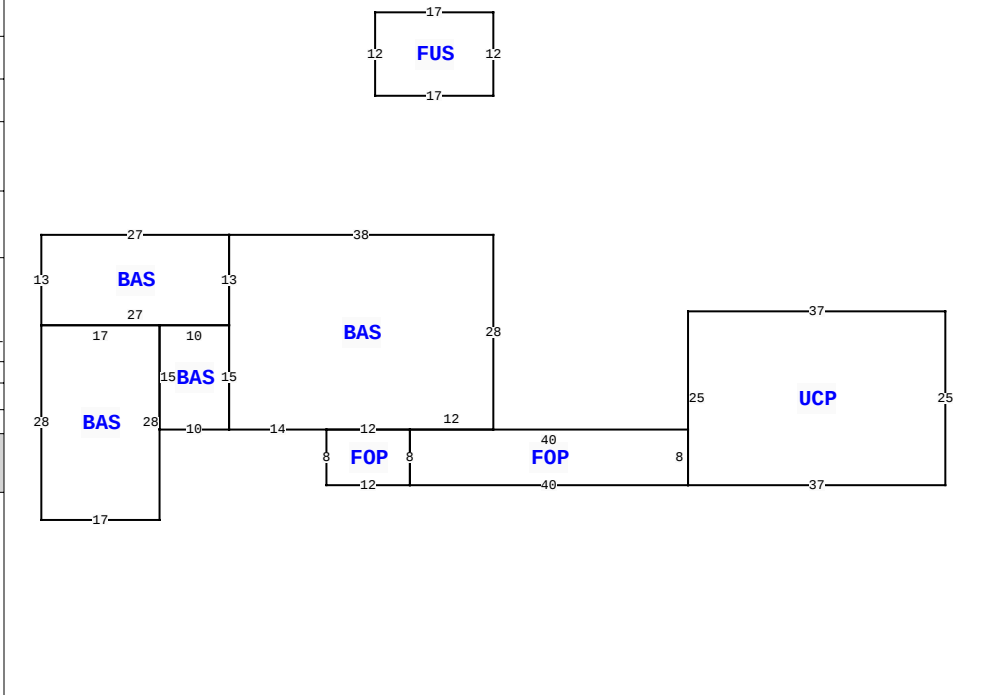
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
2	0294	SHED WOOD/	0	100	8	10	1.00	UT	0.00	0.00	100	1993	1993	3	100	600	
3	0166	CONC, PAVMT	0	100	0	0	283.00	UT	1.50	1.50	100	1993	1993	3	100	425	
4	0031	BARN, MT AE	0	100	50	100	5,000.00	UT	5.20	5.20	100	2008	2008	3	100	26,000	
5	0260	PAVEMENT-A	0	100	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	6,000	
6	0280	POOL R/CON	0	100	16	32	512.00	UT	56.00	56.00	100	2009	2009	3	61	17,490	
7	0040	BARN, POLE	0	100	0	0	1.00	UT	7,280.00	7,280.00	100	2023	2022		100	7,280	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	100		00	0.00	0.00	1.00	AC		1.00	1.00	1.00	3,500.00	3,500.00	3,500							
2	5500	A	TIMBER 2	0			0.00	0.00	39.26	AC		1.00	1.00	1.00	445.00	445.00	17,471							
3	9910	M	MKT. VAL. AG	0			0.00	0.00	39.26	AC		1.00	1.00	1.00	3,500.00	3,500.00	137,410							

REVIEW DATE 04/11/2023 BY JB

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,555	123.1776	137.96	352,488	1992	1992	0	0	0	33.00	67.00
1 SINGLE FAM 100% - 2008 Heated Area: 2245 HX Base Yr 2008												



1050 NW MORRELL DR, WHITE SPRINGS	BLD DATE	LGL DATE	04/11/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF												
59,795												

COLUMBIA COUNTY PROPERTY

VALUATION SUMMARY		PAGE 1 of 1	3
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		236,167	
TOTAL MARKET OB/XF VALUE		59,795	
TOTAL LAND VALUE - MARKET		140,910	
TOTAL MARKET VALUE		316,933	
SOH/AGL Deduction		103,981	
ASSESSED VALUE		212,952	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		162,230	
TOTAL JUST VALUE		436,872	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		441,544	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
27873	POOL	210	06/11/2009
26799	ADDN SFR	0	02/27/2008
26243	GARAGE	425	09/17/2007

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
1474/390	8/25/2022	PB	U	I	18

GRANTOR: CLERK OF COURT					
GRANTEE: HALL VERLON JR					
1240/1479	1/03/2011	WD	U	I	11
GRANTOR: RHONDA SPELL					
GRANTEE: LOUIS SPELL					

BUILDING NOTES

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BUILDING DIMENSIONS

BAS= W38 BAS= W27 S13 E27 N13\$ S13 BAS= W10 BAS= W17 S28 E17
N28\$ S15 E10 N15\$ S15 E14 FOP= S8 E12 N8 W12\$ E12 FOP= S8 E40
UCP= E37 N25 W37 S25\$ N8 W40\$ E12 N28\$ PTR= N20 FUS= N12 W17
S12 E17\$ S20\$.