COMM SW COR OF NW1/4, RUN N
65.33 FT, N 67 DEG E 950 FT
FOR POB, RUN S 32 DEG E 77.79

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

**2026**

**11-2S-16-01587-000**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| | | |

| | | | |
|---|---|---|---|
| DOR CODE | 0000 | VACANT | |
| MAP NUM | | MKT AREA | 03 |
| NEIGHBORHOOD/LOC | 11216.00 | 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | |

548 NW HIDDEN DR, WHITE SPRINGS

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 04/17/2025 MLU |
| INC DATE | | AG DATE | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 3 | Tax Dist: |
| BUILDING MARKET VALUE | 0 |
| TOTAL MARKET OB/XF VALUE | 22,240 |
| TOTAL LAND VALUE - MARKET | 15,555 |
| TOTAL MARKET VALUE | 37,795 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 37,795 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 37,795 |
| TOTAL JUST VALUE | 37,795 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 37,795 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 000049106 | Electrical Servic | 0 | 01/29/2024 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1322/1787 | 9/26/2016 | WD | Q | V | 01 | 20,000 |
| GRANTOR: GEORGE R & DEBORAH OW | | | | | | |
| GRANTEE: LOUIS THOMAS SPELL | | | | | | |
| 1030/1595 | 11/05/2004 | WD | U | V | 09 | 72,000 |
| GRANTOR: MILTON BUTLER | | | | | | |
| GRANTEE: GEORGE R & DEBORAH | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

## 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 | 24 | 42 | 1.00 | UT | 12,000.00 | 12,000.00 | 100 | 2023 | 2022 | | 100 | 12,000 | |
| 2 | 0294 | SHED WOOD/ | 0 | 0 | 12 | 18 | 216.00 | UT | 15.00 | 15.00 | 100 | 2025 | 2024 | | 100 | 3,240 | |
| 3 | 9945 | Well/Sept | 0 | 0 | 0 | 0 | 1.00 | UT | 7,000.00 | 7,000.00 | 100 | 2025 | 2024 | | 100 | 7,000 | |

## LAND DESCRIPTION

TOTAL OB/XF 22,240

| 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 | 0000 | C | VAC RES | 0 | | | 0.00 | 0.00 | 1.22 | AC | | 1.00 | 1.00 | 1.50 | 8,500.00 | 12,750.00 | 15,555 | | | | | | | |

REVIEW DATE 06/03/2025 BY TW Total Acres: 1.22 Total Land Value: 15,555 Market: 0 Agricultural: 0 Common: 15,555 PRINTED 11/20/2025 BY SYS