COMM SW COR OF SEC 11, RUN E 132
MORRELL RD, RUN N 1126.61 FTALON
RUN W APPROX 1278 FT, N APPROX 6

SPELL LOUIS
1050 NW MORRELL DR
WHITE SPRINGS, FL 32096

2026

11-2S-16-01593-002

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0700	MISC IMPROVED	
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

BLD DATE	
XF DATE	
INC DATE	
LGL DATE	
LAND DATE	
AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	748
TOTAL LAND VALUE - MARKET	2,275
TOTAL MARKET VALUE	3,023
SOH/AGL Deduction	0
ASSESSED VALUE	3,023
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	3,023
TOTAL JUST VALUE	3,023
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	3,023

SALE:1:1: 40.18 AC TOTAL SALE

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1240/1479	1/03/2011	WD	U	V	11	100
GRANTOR: RHONDA SPELL						
GRANTEE: LOUIS SPELL						
1118/0042	4/27/2007	WD	U	V	09	432,500
GRANTOR: FRANK PERONE						
GRANTEE: LOUIS & RHONDA SPEL						

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	0166	CONC,PAVMT	0	0	13	23	299.00	UT	2.50	2.50	100	2008	2008	3	100	748	

LAND DESCRIPTION

TOTAL OB/XF 748

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	0700	C	MISC RES	0		00	0.00	0.00	1.82	AC		1.00	1.00	0.50	2,500.00	1,250.00	2,275							

REVIEW DATE 04/06/2023 BY JB Total Acres: 1.82 Total Land Value: 2,275 Market: 0 Agricultural: 0 Common: 2,275 PRINTED 11/19/2025 BY SYS