

COMM SW COR OF SEC, RUN E 1323.9
MORRELL RD, N 663.10 FT FOR POB,
TO W LINE OF SEC, N 30 FT, E TO

ELLIS ROBERT M/ELLIS ANITA LYNN
956 NW MORRELL DR
WHITE SPRINGS, FL 32096

2025

11-2S-16-01593-005



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS												COLUMBIA COUNTY PROPERTY																	
ELEMENT	CD	CONSTRUCTION				TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 3																	
																		VALUATION BY STANDARD																	
																		Tax Group: 3						Tax Dist:						0					
																		BUILDING MARKET VALUE												4,000					
																		TOTAL MARKET OB/XF VALUE												1,980					
																		TOTAL LAND VALUE - MARKET												4,277					
																		TOTAL MARKET VALUE												1,565					
																		SOH/AGL Deduction												2,712					
																		ASSESSED VALUE												0					
																		TOTAL EXEMPTION VALUE												2,712					
																		BASE TAXABLE VALUE												5,980					
TOTAL JUST VALUE												0																							
NCON VALUE												5,980																							
INCOME VALUE																																			
PREVIOUS YEAR MKT VALUE																																			
DOR CODE						6200 PASTURE CLS33																													
MAP NUM												03																							
NEIGHBORHOOD/LOC						11216.00 1.00/																													
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																														
																		SALES DATA																	
																		OFF RECORD Number				DATE		TYPE INST		Q / V /		RSN CD		SALE PRICE					
																		0767/0145				10/26/1992		WD U		V		35		27,000					
																		GRANTOR: LENVIL DICKS																	
																		GRANTEE: ROBERT ELLIS																	
TOTALS												BLD DATE				LGL DATE		12/05/2022		MLU															
EXTRA FEATURES												XF DATE				LAND DATE																			
												INC DATE				AG DATE																			
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	9946	Well	0 0	0 0	1.00	UT	4,000.00	4,000.00	100			3	100	4,000																					
LAND DESCRIPTION																TOTAL OB/XF 4,000																			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV											
1	6200	A	PASTURE 3	0		00	0.00	0.00	0.90	AC		1.00	1.00	1.10	280.00	308.00	277																		
2	9910	M	MKT. VAL. AG	0		00	0.00	0.00	0.90	AC		1.00	1.00	1.10	2,000.00	2,200.00	1,980																		
REVIEW DATE 03/06/2018 BY KR																Total Acres: 0.90		Total Land Value: 277		Market: 1,980		Agricultural: 277		Common: 0		PRINTED 07/04/2025 BY SYS									