COMM NE COR, RUN W 612.26 FT, N
TO S R/W OF CO RD, W ALONG R/W 2
S 435.90 FT FOR POB, CONT S 215.

MORRISON HOWARD
196 SE GWOFFIN CT
LAKE CITY, FL 32025

2026

11-6S-17-09643-007

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

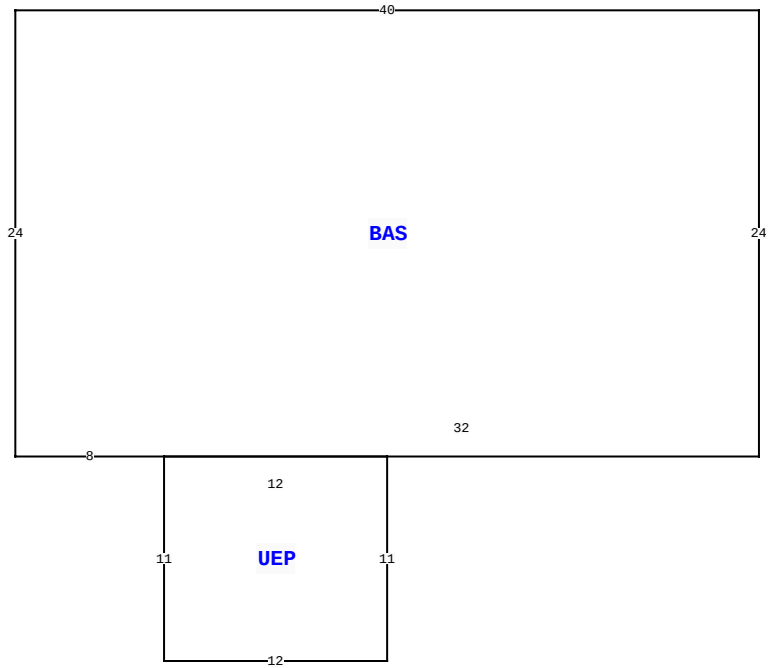
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	01	NONE 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	01	01
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	11617.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	960	100		960	18,125
UEP	132	70		92	1,737
TOTALS	1,092			1,052	19,862

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,052	78.6750	47.20	49,654	1985	1985	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2001 Heated Area: 960 HX Base Yr 2001



196 SE GWOFFIN CT, 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		19,862
TOTAL MARKET OB/XF VALUE		12,130
TOTAL LAND VALUE - MARKET		15,960
TOTAL MARKET VALUE		47,952
SOH/AGL Deduction		19,825
ASSESSED VALUE		28,127
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		3,127
TOTAL JUST VALUE		47,952
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		47,952

SALE:4:1: 1.14 AC. HAS W S E NOW ASSESSED
SALE:3:1: 1.14 AC (MOBILE HOME ON PROPERTY)
SALE:2:1: 1.14 AC (MOBILE HOME ON PROPERTY)
XFOB:1:1: CONC MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1301/0812	9/15/2015	QC	U	I	11	100
GRANTOR: HELEN MARIE MORRISON						
GRANTEE: HOWARD MORRISON (SI						
0912/0958	6/15/2000	WD	Q	I		17,000
GRANTOR: R LAMOUREUX						
GRANTEE: HOWARD & HELEN MORR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W40 S24 E8 UEP= S11 E12 N11 W12$ E32 N24$.

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	0296	SHED METAL	0	100	30	38	1,140.00	UT	9.00	9.00	50	2013	2013	3	50	5,130	
2	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 12,130

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	1.14	AC		1.00	1.00	1.00	14,000.00	14,000.00	15,960							

REVIEW DATE 10/12/2017 BY BC Total Acres: 1.14 Total Land Value: 15,960 Market: 0 Agricultural: 0 Common: 15,960 PRINTED 11/17/2025 BY SYS