

SPELL PROPERTIES NORTH FL LLC
1050 NW MORRELL DR
WHITE SPRINGS, FL 32096

13-4S-16-02952-005

[illegible]

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BUILDING CHARACTERISTICS

ELEMENTCD

Exterior Wall
Roof Structur

27
10

PREFIN MTL 100
STEEL FRME 100

Roof Cover
Interior Wall

14
01

PREFIN MT 100
MINIMUM 100

Interior Floo
Ceiling

03
01

CONC FINSH 100
PART.FIN. 100

Air Condition
Heating Type

01
01

NONE 100
NONE 100

Fixtures
Frame

05

N/A 100
STEEL 100

Story Height

30 100

RMS
Stories
Units

1.

1 100
N/A 100

Condition Adj

03

03 100

Quality

05

05

DOR CODE

2500

REPAIR SERVICE

MAP NUM

MKT AREA

06

NEIGHBORHOOD/LOC

13416.00

1.00/

AREA TYPE

TOTAL GROSS AREA

PCT OF BASE

YEAR

TOT ADJ AREA

SUBAREA MARKET VALUE

BAS

9,000

100

9,000

569,635

TOTALS

9,000

9,000

569,635

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATE

8700069,000173.507465.93

REPL. COST NEWAYBEYBECONFNCTNORM% COND

593,37020202020004.0096.00

2 PREF M B A 0% - 2021Heated Area: 9000HX Base Yr

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

EXTRA FEATURES

2618 SW SISTERS WELCOME RD, LAKE CITY

LAND DESCRIPTION

TOTAL OB/XF

0

REVIEW DATE

01/08/2025

BY

KS

Total Acres:

2.02

Total Land Value:

101,000

Market:

0

Agricultural:

0

Common:

101,000

PRINTED 10/03/2025 BY SYS

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 2Tax Dist:

BUILDING MARKET VALUE666,104

TOTAL MARKET OB/XF VALUE64,650

TOTAL LAND VALUE - MARKET101,000

TOTAL MARKET VALUE831,754

SOH/AGL Deduction0

ASSESSED VALUE831,754

TOTAL EXEMPTION VALUE0

BASE TAXABLE VALUE831,754

TOTAL JUST VALUE831,754

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE839,985

SALES DATA

OFF RECORD NumberDATETYPE INSTQ U V I RSN CD SALE PRICE

1314/09384/28/2016WD Q Q I 05170,700

GRANTOR: JAMES TURNER & A & R

GRANTEE: SPELL PROPERTIES OF

1163/083812/01/2008QC Q Q V 0179,800

GRANTOR: ALFRED & CARMEN MORAN

GRANTEE:A & R OF LAKE CITY

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=-70,-43] E150 S60 W150 N60 \$.