COMM SE COR OF NW1/4 OF NE1/4, R
TO W R/W OF MARILYN LANE FOR POB
ALONG R/W 1247.64 FT TO N R/W CR

2911 PROPERTIES, LLC
212 SW COTTAGE GLN
LAKE CITY, FL 32024

2026

14-2S-16-01608-005

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

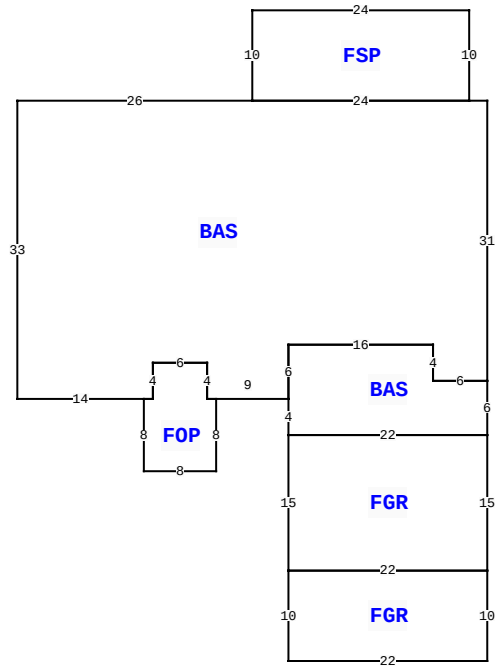
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	14216.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	196	100		196	15,724
BAS	1,584	100		1,584	127,073
FGR	220	55		121	9,707
FGR	330	55		182	14,600
FOP	88	30		26	2,086
FSP	240	40		96	7,701
TOTALS	2,658			2,205	176,892

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,205	110.1920	123.42	272,141	1993	1993	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2025 Heated Area: 1780 HX Base Yr



327 NW MORRELL DR, WHITE SPRINGS

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/15/2023 MLU
INC DATE		AG DATE	03/16/2023 SPF

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	262,307
TOTAL MARKET OB/XF VALUE	13,747
TOTAL LAND VALUE - MARKET	90,970
TOTAL MARKET VALUE	367,024
SOH/AGL Deduction	0
ASSESSED VALUE	367,024
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	367,024
TOTAL JUST VALUE	367,024
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	367,324

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044780	Electrical Servic	0	06/24/2022
000041586	Roof Replacement	15,580	03/24/2021
30669	M H	557	12/17/2012
19706	ADDN SFR	65	07/03/2002
6694	SFR	40,000	12/23/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1538/1828	4/24/2025	WD	Q	I	01	475,000
GRANTOR: PRESTON AMANDA KRISTI						
GRANTEE: 2911 PROPERTIES, LL						
1532/2566	2/10/2025	PB	U	I	18	0
GRANTOR: CLERK OF COURT (COBB						
GRANTEE: PRESTON AMANDA KRIS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W26 S33 E14 FOP= S8 E8N8 W1 N4 W6 S4 W1$ E1 N4 E6 S4E9
BAS= S4 FGR= S15 FGR= S10 E22 N10 W22$ E22 N15 W22$ E22 N6 W6
N4 W16 S6$ N6 E16 S4 E6 N31 W2 FSP= N10 W24 S10 E24$ W24$.

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	21	22	462.00	UT	1.40	1.40	100	0	0	3	100	647	
2	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	100	
3	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	100	
4	0060	CARPORT F	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	300	
5	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
6	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	500	
7	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	300	
8	0104	GENERATOR	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2023	2022		80	4,800	

LAND DESCRIPTION

TOTAL OB/XF 13,747

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	0100	C	SFR	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	5,500.00	5,500.00	5,500							
2	9900	C	AC NON-AG	0					15.54	AC		1.00	1.00	1.00	5,500.00	5,500.00	85,470							

REVIEW DATE 07/23/2025 BY TP Total Acres: 16.54 Total Land Value: 90,970 Market: 0 Agricultural: 0 Common: 90,970 PRINTED 10/03/2025 BY SYS

COMM SE COR OF NW1/4 OF NE1/4, R
TO W R/W OF MARILYN LANE FOR POB
ALONG R/W 1247.64 FT TO N R/W CR

2911 PROPERTIES, LLC
212 SW COTTAGE GLN
LAKE CITY, FL 32024

2026

14-2S-16-01608-005

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	04	04

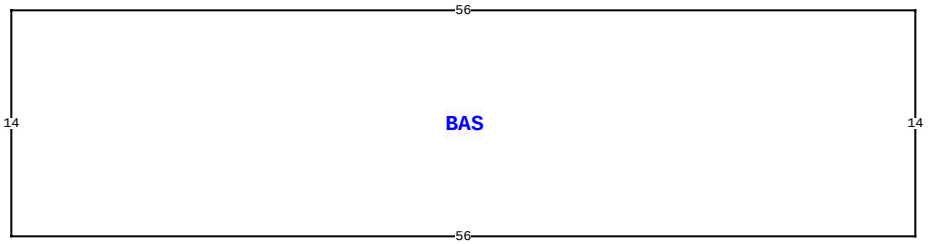
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 03
NEIGHBORHOOD/LOC 14216.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	784	100		784	16,605
TOTALS	784			784	16,605

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	784	88.2550	52.95	41,513	1985	1985	0	0	0	60.00	40.00

2 MOBILE HME 0% - 2025 Heated Area: 784 HX Base Yr



VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	262,307
TOTAL MARKET OB/XF VALUE	13,747
TOTAL LAND VALUE - MARKET	90,970
TOTAL MARKET VALUE	367,024
SOH/AGL Deduction	0
ASSESSED VALUE	367,024
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	367,024
TOTAL JUST VALUE	367,024
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	367,324

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1538/1828	4/24/2025	WD	Q	I	01	475,000
GRANTOR: PRESTON AMANDA KRISTI						
GRANTEE: 2911 PROPERTIES, LL						
1532/2566	2/10/2025	PB	U	I	18	0
GRANTOR: CLERK OF COURT (COBB						
GRANTEE: PRESTON AMANDA KRIS						

327 NW MORRELL DR, WHITE SPRINGS

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/15/2023 MLU
INC DATE		AG DATE	03/16/2023 SPF

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W56 S14 E56 N14$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 07/23/2025 BY TP Total Acres: 16.54 Total Land Value: 90,970 Market: 0 Agricultural: 0 Common: 90,970 PRINTED 10/03/2025 BY SYS

COMM SE COR OF NW1/4 OF NE1/4, R
TO W R/W OF MARILYN LANE FOR POB
ALONG R/W 1247.64 FT TO N R/W CR

2911 PROPERTIES, LLC
212 SW COTTAGE GLN
LAKE CITY, FL 32024

2026

14-2S-16-01608-005

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	03	03

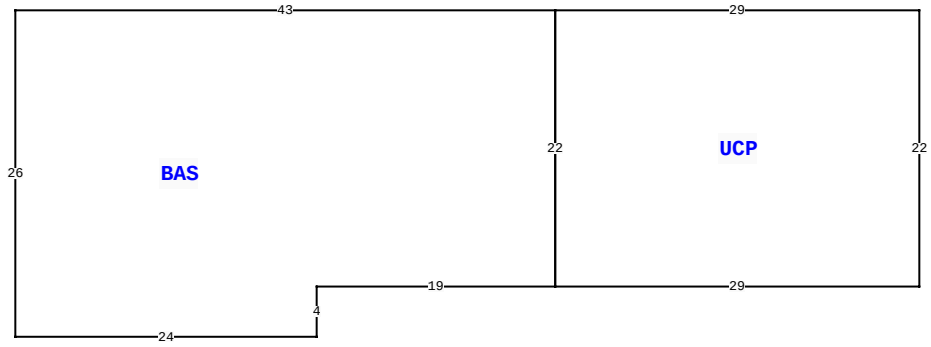
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	14216.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,042	100		1,042	61,282
UCP	638	20		128	7,528
TOTALS	1,680			1,170	68,810

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,170	80.7840	90.48	105,862	1975	1975	0	0	0	35.00	65.00

3 SINGLE FAM 0% - 2025 Heated Area: 1042 HX Base Yr



327 NW MORRELL DR, WHITE SPRINGS

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/15/2023 MLU
INC DATE		AG DATE	03/16/2023 SPF

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
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TOTAL LAND VALUE - MARKET	90,970
TOTAL MARKET VALUE	367,024
SOH/AGL Deduction	0
ASSESSED VALUE	367,024
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	367,024
TOTAL JUST VALUE	367,024
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	367,324

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1538/1828	4/24/2025	WD	Q	I	01	475,000
GRANTOR: PRESTON AMANDA KRISTI						
GRANTEE: 2911 PROPERTIES, LL						
1532/2566	2/10/2025	PB	U	I	18	0
GRANTOR: CLERK OF COURT (COBB						
GRANTEE: PRESTON AMANDA KRIS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W43 S26 E24 N4 E19 UCP= E29 N22 W29 S22$ N22$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 07/23/2025 BY TP Total Acres: 16.54 Total Land Value: 90,970 Market: 0 Agricultural: 0 Common: 90,970 PRINTED 10/03/2025 BY SYS