

COMM NW COR OF SEC. RUN E
ALONG N LINE OF SEC 1383.96 FT
TO E R/W MORRELL RD FOR POB,

EICHELSDERFER DONNA G
777 NW MORRELL DR
WHITE SPRINGS, FL 32096

2026

14-2S-16-01608-010



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	03	BELOW AVG. 100			
Roof Structur	03	GABLE/HIP 100			
Roof Cover	12	MODULAR MT 100			
Interior Wall	04	PLYWOOD 100			
Interior Floo	14	CARPET 90			
Interior Floo	08	SHT VINYL 10			
Air Condition	02	WINDOW 100			
Heating Type	02	CONVECTION 100			
Bedrooms		2 100			
Bathrooms		2 100			
Stories	1.	1. 100			
Architectual Units	01	CONV 100 0 100			
Quality	05	05			
DOR CODE	0200	MOBILE HOME			
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	924	100		924	43,903
SFB	432	80		346	16,440
UOP	64	25		16	760
UOP	200	25		50	2,376
TOTALS	1,620			1,336	63,479

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,336	91.9000	86.39	115,417	1989	1989	0	0	0	45.00	55.00
1 MANUF 1 100% - 2009 Heated Area: 1356 HX Base Yr 2009												
825 NW MORRELL DR, WHITE SPRINGS												

COLUMBIA COUNTY PROPERTY										PAGE 1 of 1		3
VALUATION SUMMARY												
VALUATION BY										STANDARD		
Tax Group: 3					Tax Dist:							
BUILDING MARKET VALUE					63,479							
TOTAL MARKET OB/XF VALUE					7,960							
TOTAL LAND VALUE - MARKET					15,150							
TOTAL MARKET VALUE					86,589							
SOH/AGL Deduction					48,246							
ASSESSED VALUE					38,343							
TOTAL EXEMPTION VALUE					HX HB		25,000					
BASE TAXABLE VALUE					13,343							
TOTAL JUST VALUE					86,589							
NCON VALUE					0							
INCOME VALUE												
PREVIOUS YEAR MKT VALUE					86,589							
SALES DATA												
OFF RECORD Number		DATE		TYPE INST	Q U	V I	RSN CD	SALE PRICE				
1145/1464		3/14/2008		WD	Q	V	01	100				
GRANTOR: WILSON & VERA EDENFIE												
GRANTEE: DONNA EICHELSDERFER												
BUILDING NOTES												