LOT 12 SUN PARK ESTATES S/D.
747-1039 THRU 1041, 799-767, 947

MORRIS JOHN EDWARD/MORRIS BONNIE C
270 NORTH SANDPIPER RD
PERRY, FL 32348

2026

19-4S-16-03062-112

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Quality	05	05

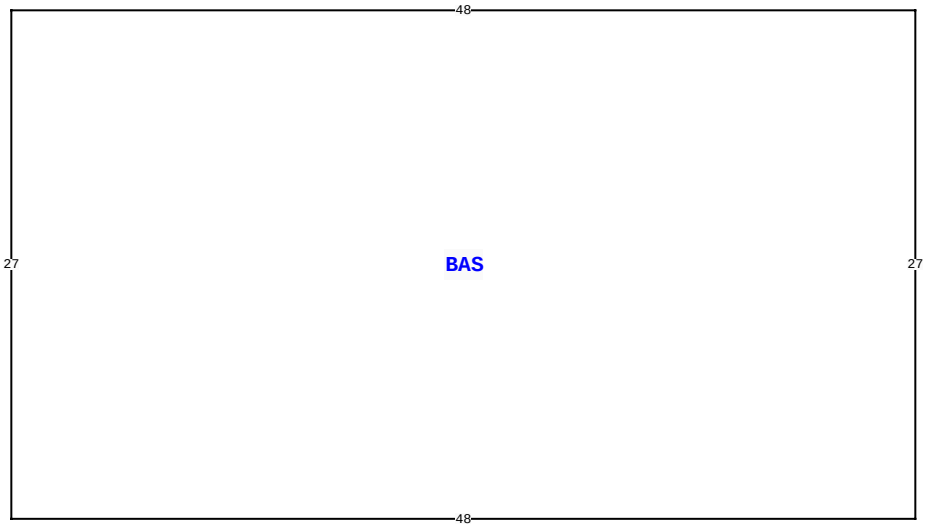
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	19416.010	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,296	100		1,296	116,257
TOTALS	1,296			1,296	116,257

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,296	120.8000	113.55	147,161	1999	2015	0	0	0	21.00	79.00

3 MANUF 1 0% - 2024 Heated Area: 1296 HX Base Yr



BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2024 MLU
INC DATE		AG DATE	

382 SW ANDERSON ST, LAKE CITY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	116,257
TOTAL MARKET OB/XF VALUE	30,100
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	196,357
SOH/AGL Deduction	0
ASSESSED VALUE	196,357
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	196,357
TOTAL JUST VALUE	196,357
NCON VALUE	22,800
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	177,972

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053985	Roof Replacement	14,577	09/04/2025
000052910	Storage Building	36,500	04/21/2025
000052842	Right-of-Way Acce		04/07/2025
20329	M H	125	01/21/2003
20294	M H	125	01/03/2003
19619	M H	125	06/05/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1499/141	9/15/2023	WD	Q	I	01	210,000
GRANTOR: GREEN CAPITAL VENTURE						
GRANTEE: MORRIS JOHN EDWARD						
1461/1666	3/04/2022	WD	U	I	37	82,000
GRANTOR: ORTIZ JOSEPH						
GRANTEE: GREEN CAPITAL VENTU						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W48 S27 E48 N27$.

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	0261	PRCH, UOP	0	0	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	300	
2	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
3	0030	BARN,MT	0	0	30	40	1,200.00	UT	18.00	18.00	100	2026	2025		100	21,600	
4	0166	CONC,PAVMT	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2026	2025		100	1,200	

LAND DESCRIPTION

TOTAL OB/XF 30,100

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	0			0.00	0.00	0.50	AC		1.00	1.00	1.00	10,000.00	10,000.00	5,000							
2	0000	C	VAC RES	0			0.00	0.00	4.50	AC		1.00	1.00	1.00	10,000.00	10,000.00	45,000							

REVIEW DATE 10/06/2025 BY chuck Total Acres: 5.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 11/18/2025 BY SYS