N 5 AC OF W1/2 OF E1/2 OF NE1/4
R/W.

MORGAN NATHAN/MORGAN JANET
856 SE RACETRACK LN
LAKE CITY, FL 32025

2026

21-4S-17-08632-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

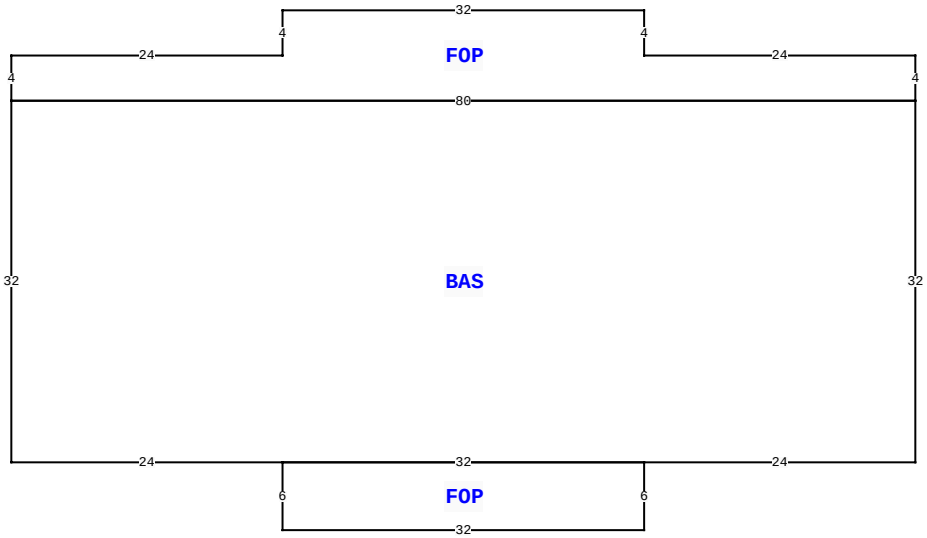
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	06	06
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	21417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,560	100		2,560	316,293
FOP	192	30		58	7,166
FOP	448	30		134	16,556
TOTALS	3,200			2,752	340,015

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,752	114.9120	128.70	354,182	2021	2021	0	0	0	4.00	96.00

1 SINGLE FAM 100% - 2022 Heated Area: 2560 HX Base Yr 2022



856 SE RACETRACK LN, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		340,015
TOTAL MARKET OB/XF VALUE		2,400
TOTAL LAND VALUE - MARKET		42,500
TOTAL MARKET VALUE		351,915
SOH/AGL Deduction		30,591
ASSESSED VALUE		321,324
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		270,602
TOTAL JUST VALUE		384,915
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		388,457

PERMIT NUM	DESCRIPTION	AMT	ISSUED
40962	SFR		12/03/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1402/1550	1/02/2020	WD	Q	V	05	112,000
GRANTOR: FRANCISCO & MERCEDES						
GRANTEE: NATHAN & JANET MORG						
1402/1547	1/02/2020	WD	U	V	11	100
GRANTOR: FRANCISCO & MERCEDES						
GRANTEE: FRANCISCO & MERCEDE						

BUILDING NOTES

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2022	2021		100	1,200	
2	0166	CONC,PAVMT	0	100	0	0	400.00	UT	3.00	3.00	100	2022	2021		100	1,200	

BUILDING DIMENSIONS

BAS=[ORIG=40,20] S32 E24 E32 E24 N32 W80 $
FOP=[ORIG=40,16] S4 E80 N4 W24 N4 W32 S4 W24 $
FOP=[ORIG=64,52] S6 E32 N6 W32 $
.

LAND DESCRIPTION

TOTAL OB/XF 2,400

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	5500	A	TIMBER 2	0		A-1	0.00	0.00	4.00	AC		1.00	1.00	1.00	250.00	250.00	1,000							
2	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	4.00	AC		1.00	1.00	1.00	8,500.00	8,500.00	34,000							
3	0100	C	SFR	100					1.00	AC		1.00	1.00	1.00	8,500.00	8,500.00	8,500							

REVIEW DATE 09/28/2021 BY TW Total Acres: 5.00 Total Land Value: 9,500 Market: 34,000 Agricultural: 1,000 Common: 8,500 PRINTED 11/07/2025 BY SYS