BEG AT THE SE COR OF SE1/4 OF NW
FT, N 300 FT, E 660 FT, S 300 FT

THE MORRIS FAMILY TRUST
708 SW BIRLEY AVE
LAKE CITY, FL 32024

2026

32-3S-16-02424-000

BUILDING CHARACTERISTICS

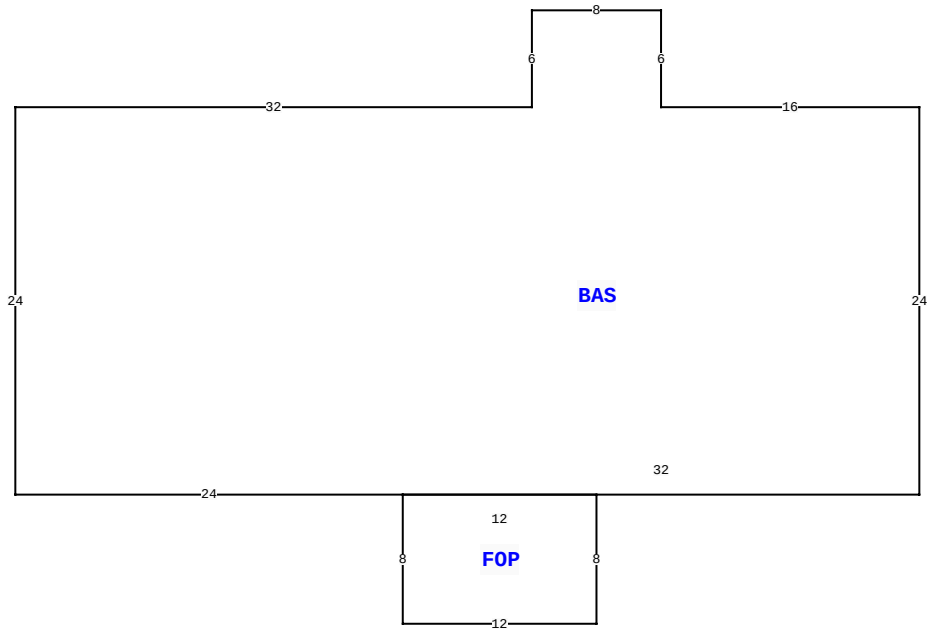
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0202	MOBILE HOME/M HOME
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	32316.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,392	100		1,392	35,346
FOP	96	35		34	863
TOTALS	1,488			1,426	36,209

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,426	105.8000	63.48	90,522	1976	1976	0	0	0	60.00	40.00

1 MOBILE HME 0% - 0 Heated Area: 1392 HX Base Yr



708 SW BIRLEY AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 2 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		173,888
TOTAL MARKET OB/XF VALUE		13,550
TOTAL LAND VALUE - MARKET		50,050
TOTAL MARKET VALUE		237,488
SOH/AGL Deduction		100,239
ASSESSED VALUE		137,249
TOTAL EXEMPTION VALUE	HX HB VX	55,722
BASE TAXABLE VALUE		81,527
TOTAL JUST VALUE		237,488
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		243,562

PERMIT NUM	DESCRIPTION	AMT	ISSUED
29964	M H	560	02/27/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1345/1998	10/05/2017	WD	U	I	11	100

GRANTOR: DAVID M & VETA M MORR

GRANTEE: DAVID M & VETA M MO

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W16 N6 W8 S6 W32 S24 E24 FOP= S8 E12 N8 W12$ E32 N24$.

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	0294	SHED WOOD/	0	100	10	12	120.00	UT	3.50	3.50	100	2000	2000	3	100	420	
2	0296	SHED METAL	0	100	10	14	140.00	UT	3.50	3.50	100	2000	2000	3	100	490	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2012	2012	3	100	1,200	
5	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
6	0166	CONC,PAVMT	0	100	0	0	960.00	UT	1.50	1.50	100	2012	2012	3	100	1,440	

LAND DESCRIPTION

TOTAL OB/XF 13,550

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	0102	C	SFR/MH	100		A-1	0.00	0.00	4.55	AC		1.00	1.00	1.00	11,000.00	11,000.00	50,050							

REVIEW DATE 06/23/2023 BY KS Total Acres: 4.55 Total Land Value: 50,050 Market: 0 Agricultural: 0 Common: 50,050 PRINTED 10/03/2025 BY SYS

BEG AT THE SE COR OF SE1/4 OF NW
FT, N 300 FT, E 660 FT, S 300 FT

THE MORRIS FAMILY TRUST
708 SW BIRLEY AVE
LAKE CITY, FL 32024

2026

32-3S-16-02424-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

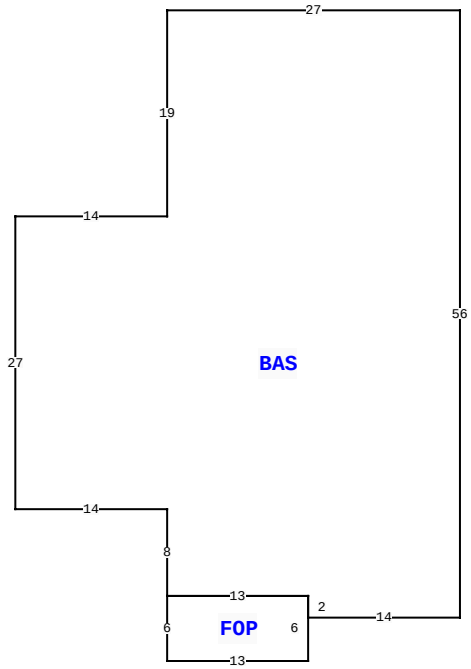
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	05	05
DOR CODE	0202	MOBILE HOME/M HOME
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	32316.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,864	100		1,864	135,713
FOP	78	35		27	1,966
TOTALS	1,942			1,891	137,679

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,891	113.9000	107.07	202,469	2011	2011	0	0	0	32.00	68.00

2 MANUF 1 100% - 0 Heated Area: 1864 HX Base Yr



708 SW BIRLEY AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		173,888
TOTAL MARKET OB/XF VALUE		13,550
TOTAL LAND VALUE - MARKET		50,050
TOTAL MARKET VALUE		237,488
SOH/AGL Deduction		100,239
ASSESSED VALUE		137,249
TOTAL EXEMPTION VALUE	HX HB VX	55,722
BASE TAXABLE VALUE		81,527
TOTAL JUST VALUE		237,488
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		243,562

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1345/1998	10/05/2017	WD	U	I	11	100

GRANTOR: DAVID M & VETA M MORR

GRANTEE: DAVID M & VETA M MO

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W27 S19 W14 S27 E14 S8 FOP= S6 E13 N6 W13$ E13 S2 E14 N56$.

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 06/23/2023 BY KS Total Acres: 4.55 Total Land Value: 50,050 Market: 0 Agricultural: 0 Common: 50,050 PRINTED 10/03/2025 BY SYS