BEG SW COR OF SE1/4 OF SW1/4, RU
W 31.92 FT, N 82.30 FT, E 436.50
FT, NE 210.45 FT, SE 168.91 FT,

MORR LLC
212 SW COTTAGE GLN
LAKE CITY, FL 32024

2026

34-3S-16-02475-000

BUILDING CHARACTERISTICS

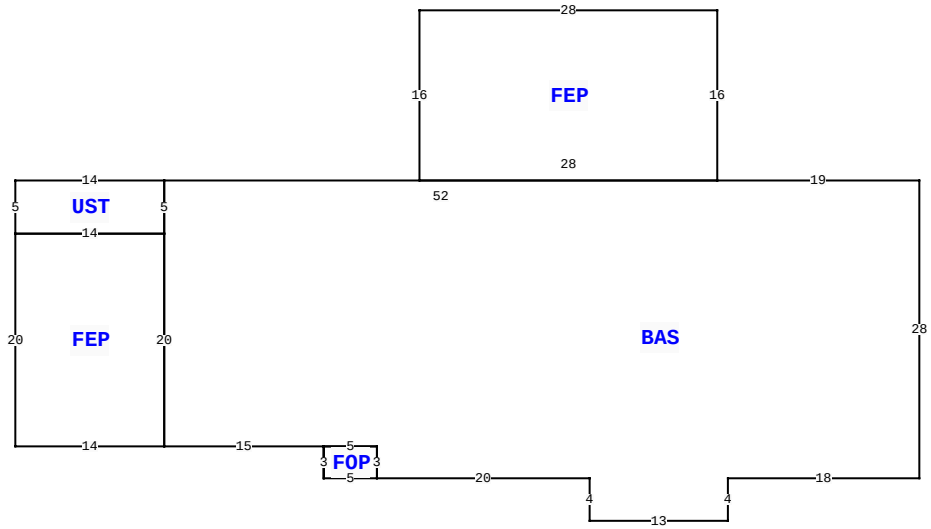
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	06	VINYL ASB 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	34316.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,980	100		1,980	99,150
FEP	280	80		224	11,217
FEP	448	80		358	17,927
FOP	15	30		4	200
UST	70	45		32	1,602
TOTALS	2,793			2,598	130,097

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	2,598	99.3600	111.28	289,105	1957	1957	0	0	20	35.00	45.00

1 SINGLE FAM 0% - 0 Heated Area: 1980 HX Base Yr



513 SW DEPUTY J DAVIS LN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	130,097
TOTAL MARKET OB/XF VALUE	5,050
TOTAL LAND VALUE - MARKET	39,064
TOTAL MARKET VALUE	174,211
SOH/AGL Deduction	0
ASSESSED VALUE	174,211
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	174,211
TOTAL JUST VALUE	174,211
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	174,211

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051166	Roof Replacement	10,500	10/23/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1541/2488	5/31/2025	WD	U	I	11	100
GRANTOR: MORRELL DAVID W						
GRANTEE: MORR LLC						
1541/2482	5/28/2025	TR	U	I	11	100
GRANTOR: MORRELL EMMA JEAN REV						
GRANTEE: MORRELL DAVID W						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W19 FEP= N16 W28 S16 E28$ W52 UST= W14 S5 E14 N5$ S5
FEP= W14 S20 E14 N20$ S20 E15 S3 FOP= E5 N3 W5 S3$ N3 E5S3
E20 S4 E13 N4 E18 N28$.

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	0260	PAVEMENT-A	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	2,150	
2	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	400	
3	0031	BARN,MT AE	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	2,000	
4	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	2001	2001	3	100	500	

LAND DESCRIPTION

TOTAL OB/XF 5,050

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		CHI	0.00	0.00	2.58	AC		1.00	1.00	0.70	21,500.00	15,050.00	38,829							
2	9520	C	LAKE	0		00	0.00	0.00	9.40	AC		1.00	1.00	1.00	25.00	25.00	235							

REVIEW DATE 11/25/2024 BY JS Total Acres: 11.98 Total Land Value: 39,064 Market: 0 Agricultural: 0 Common: 39,064 PRINTED 11/06/2025 BY SYS