THE N 315 FT OF NW1/4 OF NE1/4.
332-74, 1003-1133,

NORRIS DOUGLAS WAYNE/NORRIS MARTHA W
645 SE ORMOND WITT RD
LAKE CITY, FL 32025

2026

35-5S-17-09515-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

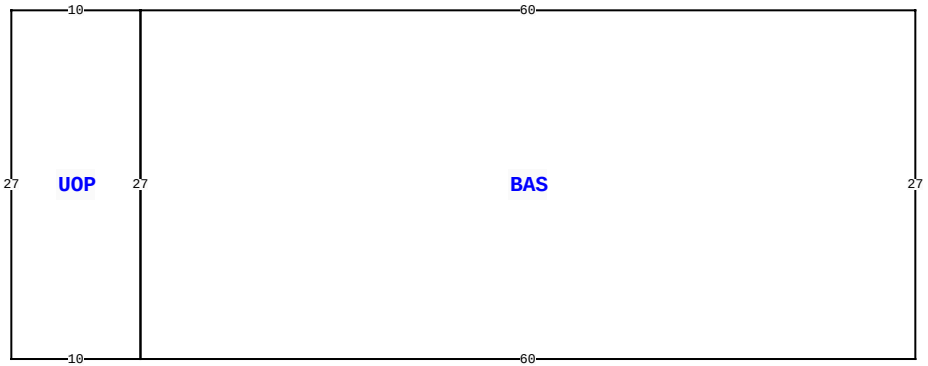
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	35517.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,620	100		1,620	45,062
UOP	270	25		68	1,892
TOTALS	1,890			1,688	46,954

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,688	115.9000	69.54	117,384	1995	1995	0	0	0	60.00	40.00

1 MOBILE HME 100% - 0 Heated Area: 1620 HX Base Yr



645 SE ORMOND WITT RD, 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		46,954
TOTAL MARKET OB/XF VALUE		11,200
TOTAL LAND VALUE - MARKET		90,250
TOTAL MARKET VALUE		70,034
SOH/AGL Deduction		29,325
ASSESSED VALUE		40,709
TOTAL EXEMPTION VALUE	HX HB WR	30,000
BASE TAXABLE VALUE		10,709
TOTAL JUST VALUE		148,404
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		148,404

XFOB:1:1: ALL AMERICAN MH/PICKED UP IN FIELD-OK PE

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053396	Electrical Servic		06/18/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1003/1133	12/30/2003	WD	Q	V	01	100

GRANTOR: WITT

GRANTEE: NORRIS 6.50 AC+-

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W60 UOP= W10 S27 E10 N27$ S27 E60 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	0021	BARN,FR AE	0	100	24	32	1.00	UT	0.00	0.00	100	0	0	3	100	800	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	2,400	
3	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	800	
4	0081	DECKING WI	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	200	
5	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 11,200

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	1.00	AC		1.00	1.00	1.00	9,500.00	9,500.00	9,500							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	8.50	AC		1.00	1.00	1.00	280.00	280.00	2,380							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	8.50	AC		1.00	1.00	1.00	9,500.00	9,500.00	80,750							

REVIEW DATE 07/09/2025 BY tommy Total Acres: 9.50 Total Land Value: 11,880 Market: 80,750 Agricultural: 2,380 Common: 9,500 PRINTED 11/04/2025 BY SYS