COMM SW COR, RUN E 1329.29 FT,
N 1286.47 FT TO A PT ON
EBENEEZER RD, N 747.27 FT, E

MORSE FAMILY TRUST
427 SE WILLOWHAVEN CT
LAKE CITY, FL 32025

2026

36-4S-17-09049-010

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

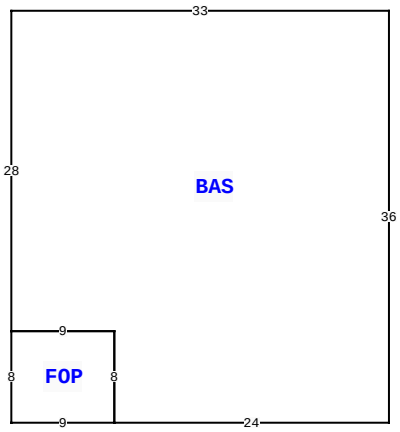
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	36417.00	1.00/

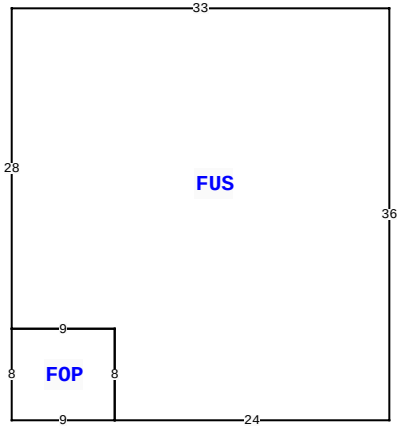
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,116	100		1,116	90,850
FOP	72	30		22	1,791
FOP	72	30		22	1,791
FUS	1,116	100		1,116	90,850
TOTALS	2,376			2,276	185,282

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,276	105.7203	118.41	269,501	2000	2000	0	0	0	31.25	68.75

1 SINGLE FAM 100% - 2001 Heated Area: 2232 HX Base Yr 2001





427 SE WILLOWHAVEN CT, 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		185,282
TOTAL MARKET OB/XF VALUE		1,000
TOTAL LAND VALUE - MARKET		21,000
TOTAL MARKET VALUE		207,282
SOH/AGL Deduction		67,247
ASSESSED VALUE		140,035
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		89,313
TOTAL JUST VALUE		207,282
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		210,651

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17244	SFR	310	07/25/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1268/1204	1/20/2014	WD	U	I	11	100
GRANTOR: DAVID B & ELIZABETH M						
GRANTEE: DAVID B & ELIZABETH						
0892/0106	11/19/1999	WD	Q	V	01	100
GRANTOR: WILLIAM & POLLY MORSE						
GRANTEE: DAVID & ELIZABETH M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W33 S28 E9 S8 E24 N36 $
FUS=[ORIG=13,-1] S28 E9 S8 E24 N36 W33 $
FOP=[ORIG=-33,28] S8 E9 N8 W9 $
FOP=[ORIG=13,27] S8 E9 N8 W9 $.

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	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	1,000	

LAND DESCRIPTION

TOTAL OB/XF 1,000

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	100		A-1	0.00	0.00	1.50	AC		1.00	1.00	1.00	14,000.00	14,000.00	21,000							

REVIEW DATE 07/18/2017 BY DF Total Acres: 1.50 Total Land Value: 21,000 Market: 0 Agricultural: 0 Common: 21,000 PRINTED 11/19/2025 BY SYS