

BEG NE COR OF SW1/4 OF NW1/4,  
 RUN S 1291.48 FT, W 494.20 FT,  
 N 1286.17 FT, E 494.30 FT TO

MORRELL DAVID WAYNE  
 212 SW COTTAGE GLN  
 LAKE CITY, FL 32024

2026

02-4S-16-02716-003



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION				TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY									
																	<b>VALUATION BY</b> Tax Group: 2 Tax Dist: STANDARD BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 93,870 TOTAL MARKET VALUE 5,967 SOH/AGL Deduction 0 ASSESSED VALUE 5,967 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 5,967 TOTAL JUST VALUE 93,870 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 93,870										
DOR CODE 5500						TIMBERLAND 80-89										PERMIT NUM 33988				DESCRIPTION M H		AMT 590		ISSUED 04/22/2016			
MAP NUM						MKT AREA				06																	
NEIGHBORHOOD/LOC						2416.00				1.00/																	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE											<b>SALES DATA</b>											
OFF RECORD Number		DATE		TYPE INST		Q / V / I /		RSN CD		SALE PRICE																	
0771/1435		2/03/1993		TD Q		V		03		0																	
GRANTOR: H WAYNE MORRELL																	GRANTEE: DAVID MORRELL										
TOTALS																	BLD DATE				LGL DATE		04/09/2025		MLU		
EXTRA FEATURES																	XF DATE				LAND DATE						
INC DATE																	AG DATE										
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											
BUILDING NOTES																											
BUILDING DIMENSIONS																											

LAND DESCRIPTION										TOTAL OB/XF														
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
1	5500	A	TIMBER 2	0		00	0.00	0.00	13.41	AC		1.00	1.00	1.00	445.00	445.00	5,967							
2	9910	M	MKT.VAL.AG	0		00	0.00	0.00	13.41	AC		1.00	1.00	1.00	7,000.00	7,000.00	93,870							