

BEG NE COR OF NE1/4 OF SE1/4,
 RUN S 663.73 FT, W 890.79 FT,
 N 257.26 FT, W 390.58 FT TO E

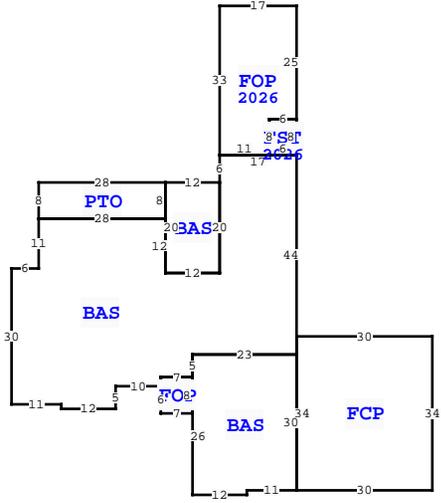
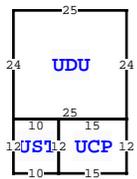
MORRELL DAVID WAYNE/MORRELL VICKI L
 C/O H W MORRELL, 212 SW COTTAGE GLEN
 LAKE CITY, FL 32024

2026

03-4S-16-02741-003

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		3.5	100
Frame	01	NONE	100
Stories	1.	1.	100
Architectual	05	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	06
NEIGHBORHOOD/LOC	3416.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	240	100	
BAS	702	100	
BAS	2,288	100	
FCP	1,020	25	
FOP	56	30	
FOP	513	30	2026
FST	48	55	2026
PTO	224	5	
UCP	180	20	
UDU	600	55	
TOTALS	5,991		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 0		Heated Area: 3230					HX Base Yr	



** This building has 11 Sub-Areas

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

04/09/2025 MLU

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0260	PAVEMENT-A	0	100	0	0	1.00	UT	900.00	900.00	75
2	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100
3	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100
4	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100
5	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100
6	0280	POOL R/CON	0	100	38	14	532.00	UT	70.00	70.00	100
7	0081	DECKING WI	0	100	0	0	1,812.00	UT	5.50	5.50	100

TOTAL OB/XF											
59,236											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DPTH FACT
1	0100	C	SFR	100		RSF-2	0.00	0.00	1.00	AC	1.00
2	5600	A	TIMBER 3	0		RSF-2	0.00	0.00	17.35	AC	1.00
3	9910	M	MKT.VAL.AG	0		RSF-2	0.00	0.00	17.35	AC	1.00

UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
4,500.00	4,500.00	4,500							
281.00	281.00	4,875							
7,000.00	7,000.00	121,450							

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			337,015
TOTAL MARKET OB/XF VALUE			59,236
TOTAL LAND VALUE - MARKET			125,950
TOTAL MARKET VALUE			405,626
SOH/AGL Deduction			125,946
ASSESSED VALUE			279,680
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			228,269
TOTAL JUST VALUE			522,201
NCON VALUE			61,211
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			455,341

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052914	Storage Building	5,000	04/21/2025
000052709	Swimming Pool and	113,200	03/26/2025
000047279	Roof Replacement	9,350	05/19/2023
000046958	Roof Replacement	4,000	04/26/2023
33269	M H	447	08/13/2015
20042	ADDN SFR	125	10/15/2002

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[ORIG=0,0] W17 S6 S20 W12 N12 W28 S11 W6 S30 E11 S1 E12 N5 E10 N2 E7 N5 E23 N44 \$											
FCP=[ORIG=0,74] E30 N34 W30 S34 \$											
BAS=[ORIG=-23,49] S26 E12 N1 E11 N30 W23 S5 \$											
UDU=[ORIG=-84,-44] N24 W25 S24 E25 \$											
FOP=[YR=2026;ORIG=0,-33] W17 S33 E11 N8 E6 N25 \$											
BAS=[ORIG=-17,6] W12 S20 E12 N20 \$											
PTO=[ORIG=-29,14] N8 W28 S8 E28 \$											
UCP=[ORIG=-84,-32] N12 W15 S12 E15 \$											
UST=[ORIG=-109,-44] S12 E10 N12 W10 \$											
FOP=[ORIG=-30,51] S6 E7 N8 W7 S2 \$											
FST=[YR=2026;ORIG=0,-8] W6 S8 E6 N8 \$											