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

2027

03-4S-16-02741-003

BUILDING CHARACTERISTICS

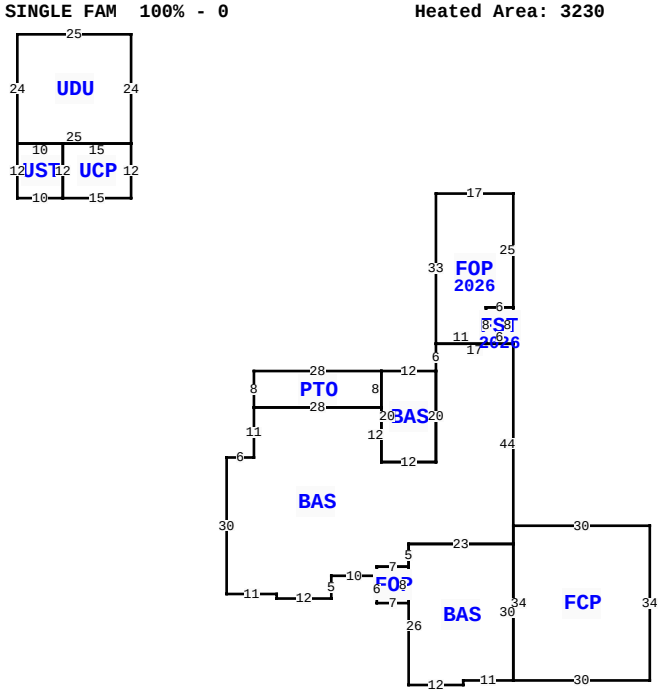
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	01	NONE 100
Stories	1.	1. 100
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	240	100		240	18,976
BAS	702	100		702	55,504
BAS	2,288	100		2,288	180,903
FCP	1,020	25		255	20,162
FOP	56	30		17	1,344
FOP	513	30	2026	154	12,176
FST	48	55	2026	26	2,056
PTO	224	5		11	870
UCP	180	20		36	2,846
UDU	600	55		330	26,092
TOTALS	5,991			4,113	325,198

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	4,113	110.5800	121.64	500,305	1988	1988	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 3230 HX Base Yr



** This building has 11 Sub-Areas

212 SW COTTAGE GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/09/2025 MLU
INC DATE		AG DATE	

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	100	0	0	1.00	UT	900.00	900.00	75	0	0	3	75	675	
2	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
3	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	100	
4	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
5	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
6	0280	POOL R/CON	0	100	38	14	532.00	UT	70.00	70.00	100	2026	2025		98	36,495	
7	0081	DECKING WI	0	100	0	0	1,812.00	UT	5.50	5.50	100	2026	2025		100	9,966	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		325,198
TOTAL MARKET OB/XF VALUE		59,236
TOTAL LAND VALUE - MARKET		125,950
TOTAL MARKET VALUE		393,809
SOH/AGL Deduction		106,039
ASSESSED VALUE		287,770
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		236,359
TOTAL JUST VALUE		510,384
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		516,293

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

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 $

LAND DESCRIPTION

TOTAL OB/XF 59,236

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		RSF-2	0.00	0.00	1.00	AC		1.00	1.00	1.00	4,500.00	4,500.00	4,500							
2	5600	A	TIMBER 3	0		RSF-2	0.00	0.00	17.35	AC		1.00	1.00	1.00	281.00	281.00	4,875							
3	9910	M	MKT.VAL.AG	0		RSF-2	0.00	0.00	17.35	AC		1.00	1.00	1.00	7,000.00	7,000.00	121,450							

REVIEW DATE 05/03/2023 BY jerry Total Acres: 18.35 Total Land Value: 9,375 Market: 121,450 Agricultural: 4,875 Common: 4,500 PRINTED 11/17/2026 BY SYS