

COMM SE COR OF SE1/4 OF NE1/4,
 RUN N 50.23 FT FOR POB, RUN W
 1265.99 FT TO E'RLY R/W LINE

MORRELL H WAYNE
 175 SW COTTAGE GLN
 LAKE CITY, FL 32024

2026

03-4S-16-02741-006



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									
																						VALUATION BY STANDARD Tax Group: 2 Tax Dist: BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 1,172 TOTAL MARKET VALUE 1,172 SOH/AGL Deduction 0 ASSESSED VALUE 1,172 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 1,172 TOTAL JUST VALUE 1,172 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 1,172									
DOR CODE		9400 RIGHTS-OF-WAY																		PERMIT NUM	DESCRIPTION	AMT	ISSUED								
MAP NUM		MKT AREA		06																											
NEIGHBORHOOD/LOC		3416.00		1.00/																		SALES DATA									
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE															OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE					
TOTALS																				BUILDING NOTES											
EXTRA FEATURES																				BUILDING DIMENSIONS											
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															
										TOTAL OB/XF										0											
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	9400	C	RIGHTOFWAY	0		A-1	0.00	0.00	2.93	AC		1.00	1.00	1.00	400.00	400.00	1,172														
REVIEW DATE 11/28/2018 BY KR Total Acres: 2.93 Total Land Value: 1,172 Market: 0 Agricultural: 0 Common: 1,172 PRINTED 06/08/2026 BY SYS																															