

COMM NW COR OF SW1/4 OF NW1/4, R
S 271.18 FT FOR POB, CONT S 210
210 FT, W 210 FT TO POB.

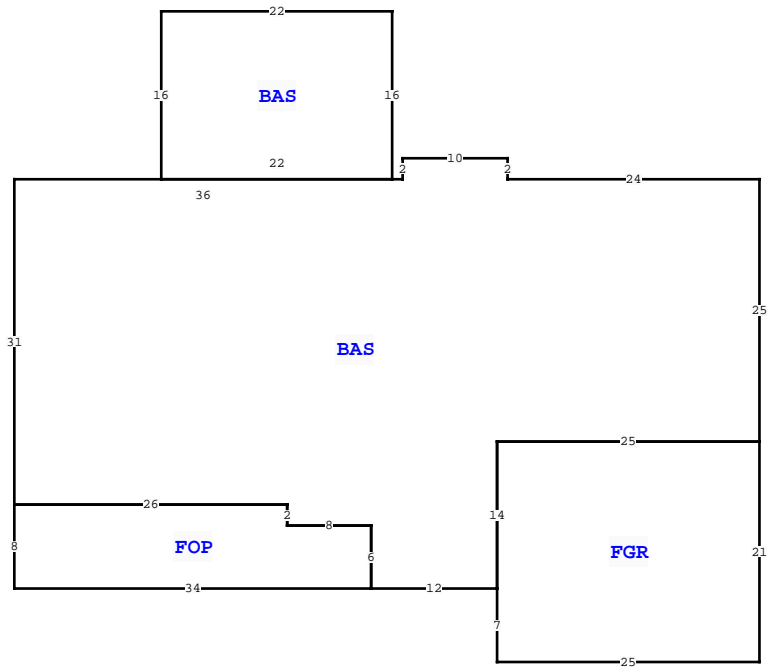
MORTON KENNETH KEVIN/MORTON SUZANNE
900 SW MORTON GLN
LAKE CITY, FL 32024

2026

04-5S-16-03468-001
VALUATION SUMMARY

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	80
Exterior Wall	19	COMMON BRK	20
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	80
Interior Floor	11	CLAY TILE	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	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	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	4516.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	352	100	
BAS	2,183	100	
FGR	525	55	
FOP	256	30	
TOTALS	3,316		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	2,901	102.6000	114.91	333,354	1992	1992	0	0	35.00	65.00		
1 SINGLE FAM 100% - 0 Heated Area: 2535 HX Base Yr													



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			216,680
TOTAL MARKET OB/XF VALUE			7,950
TOTAL LAND VALUE - MARKET			18,000
TOTAL MARKET VALUE			242,630
SOH/AGL Deduction			103,961
ASSESSED VALUE			138,669
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			87,258
TOTAL JUST VALUE			242,630
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			239,630
SALE:1:1: 1.00 AC			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
9504	POOL	80	03/23/1995

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1511/1382	4/01/2024	LE	U	I	14	100
GRANTOR: MORTON KENNETH KEVIN						
GRANTEE: MORTON KENNETH KEVI						
0745/2131	5/10/1991	WD	Q	V	02	0
GRANTOR: CLARA MAULDIN						
GRANTEE: KENNETH MORTON						

EXTRA FEATURES																
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
1	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	100	0	0	3	100	1,200	
2	0169	FENCE/WOOD	0	100	0	0	208.00	UT	7.50	70	1993	1993	3	70	1,092	
3	0294	SHED WOOD/	0	100	12	12	144.00	UT	7.50	70	1993	1993	3	70	756	
4	0263	PRCH, USP	0	100	16	20	320.00	UT	12.50	70	1993	1993	3	70	2,800	
5	0252	LEAN-TO W/	0	100	9	12	108.00	UT	2.00	70	1993	1993	3	70	151	
6	0252	LEAN-TO W/	0	100	9	12	108.00	UT	2.00	70	1993	1993	3	70	151	
7	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	100	2014	2014	3	100	1,000	
8	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00	100	2019	2019	3	100	800	

TOTAL OB/XF														7,950										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	1.00	AC		1.00	1.00	1.00	18,000.00	18,000.00	18,000							

BUILDING NOTES													
900 SW MORTON GLN, LAKE CITY													
BLD DATE													
XF DATE													
INC DATE													
LGL DATE													
LAND DATE													
AG DATE													
04/16/2026 MLU													

BUILDING DIMENSIONS													
BAS= W24 N2 W10 S2 W1 BAS= N16 W22 S16 E22\$ W36 S31 FOP= S8 E34 N6 W8 N2 W26\$ E26 S2 E8 S6 E12 FGR= S7 E25N21 W25 S14\$ N14 E25 N25 \$.													