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

2027

04-5S-16-03468-001

BUILDING CHARACTERISTICS

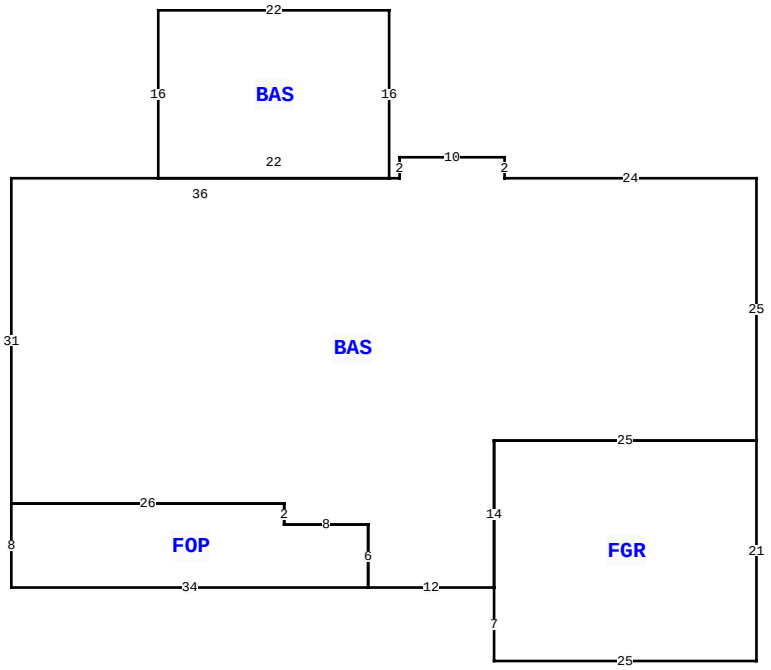
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 80
Exterior Wall	19	COMMON BRK 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	352	100		352	25,823
BAS	2,183	100		2,183	160,142
FGR	525	55		289	21,201
FOP	256	30		77	5,649
TOTALS	3,316			2,901	212,815

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	112.86	327,407	1992	1992	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 2535 HX Base Yr



900 SW MORTON GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/16/2026 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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0169	FENCE/WOOD	0	100	0	0	208.00	UT	7.50	7.50	70	1993	1993	3	70	1,092	
3	0294	SHED WOOD/	0	100	12	12	144.00	UT	7.50	7.50	70	1993	1993	3	70	756	
4	0263	PRCH,USP	0	100	16	20	320.00	UT	12.50	12.50	70	1993	1993	3	70	2,800	
5	0252	LEAN-TO W/	0	100	9	12	108.00	UT	2.00	2.00	70	1993	1993	3	70	151	
6	0252	LEAN-TO W/	0	100	9	12	108.00	UT	2.00	2.00	70	1993	1993	3	70	151	
7	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	1,000	
8	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	800	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		212,815
TOTAL MARKET OB/XF VALUE		7,950
TOTAL LAND VALUE - MARKET		18,000
TOTAL MARKET VALUE		238,765
SOH/AGL Deduction		95,936
ASSESSED VALUE		142,829
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		91,418
TOTAL JUST VALUE		238,765
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		242,630

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						

BUILDING NOTES

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 $.

LAND DESCRIPTION

TOTAL OB/XF 7,950

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		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	18,000.00	18,000.00	18,000							

REVIEW DATE 06/11/2025 BY JB Total Acres: 1.00 Total Land Value: 18,000 Market: 0 Agricultural: 0 Common: 18,000 PRINTED 11/17/2026 BY SYS