

COMM SW COR OF NE1/4 OF NW1/4, R  
FOR POB, CONT E 26.91 FT, N 840.  
OF I-10, SE ALONG R/W 416 FT, SW

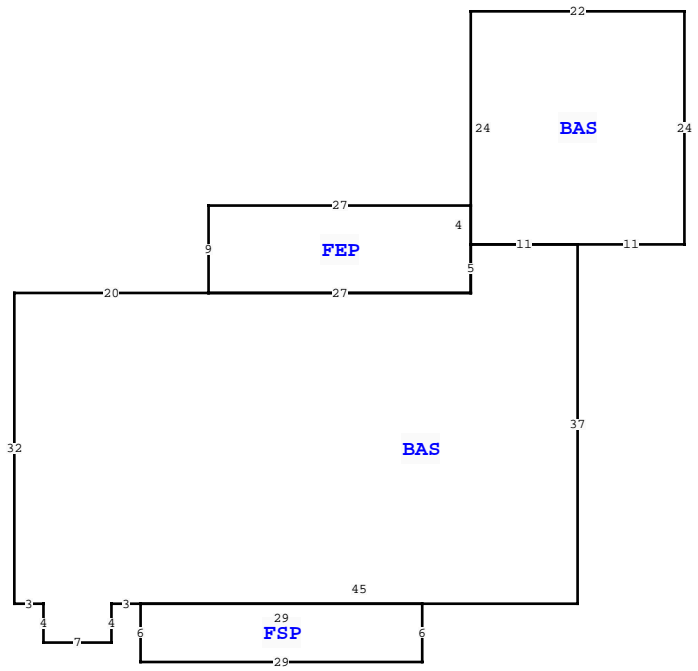
MORRISON JAMES W  
136 NW PIONEER CT  
LAKE CITY, FL 32055

**2026**

05-3S-16-01972-000  
VALUATION SUMMARY

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	14	PREFIN MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	15	HARDTILE	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	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	01
NEIGHBORHOOD/LOC	5316.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	528	100	
BAS	1,939	100	
FEP	243	80	
FSP	174	40	
TOTALS	2,884		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	2,731	113.3930	127.00	346,837	2002	2002	0	0	23.00	77.00		
2 SINGLE FAM 100% - 2006 Heated Area: 2467 HX Base Yr 2006													



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		267,064	
TOTAL MARKET OB/XF VALUE		29,099	
TOTAL LAND VALUE - MARKET		103,140	
TOTAL MARKET VALUE		308,092	
SOH/AGL Deduction		119,872	
ASSESSED VALUE		188,220	
TOTAL EXEMPTION VALUE		HX HB 51,411	
BASE TAXABLE VALUE		136,809	
TOTAL JUST VALUE		399,303	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		387,105	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042737	Roof Replacement	23,740	09/13/2021
27905	POOL	180	06/24/2009
19392	SFR	333	04/08/2002

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1047/2639	5/27/2005	WD Q	Q	I		220,000

BUILDING NOTES			
GRANTOR: PEACOCK			
GRANTEE: MORRISON			

BUILDING DIMENSIONS			
BAS= W20 S32 E3 S4 E7 N4 E3 FSP= S6 E29 N6 W29\$ E45 N37 BAS= E11 N24 W22 S24 E11\$ W11 FEP= N4 W27 S9 E27 N5\$ S5 W27\$.			

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	UT	1.00	1,200.00	100	2002	2002	3	100	1,200	
2	0021	BARN,FR AE	0	100	0	0	UT	2.00	425.00	100	0	0	3	100	850	
3	0021	BARN,FR AE	0	100	0	0	UT	0.00	0.00	100	0	0	3	100	200	
4	0251	LEAN TO W/	0	100	19	40	UT	2.00	2.00	100	1993	1993	3	100	1,520	
5	0130	CLFENCE 5	0	100	0	0	UT	0.00	0.00	100	2005	2005	3	100	600	
6	0280	POOL R/CON	0	100	16	34	UT	70.00	70.00	100	2009	2009	3	61	23,229	
7	0169	FENCE/WOOD	0	100	0	0	UT	0.00	0.00	100	2009	2009	3	100	1,200	
8	0166	CONC,PAVMT	0	100	0	0	UT	0.00	0.00	100	2013	2013	3	100	300	
TOTAL OB/XF														29,099		

LAND DESCRIPTION														TOTAL OB/XF										
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	9,000.00	9,000.00	9,000							
2	9910	M	MKT.VAL.AG	0			0.00	0.00	10.46	AC		1.00	1.00	1.00	9,000.00	9,000.00	94,140							
3	6200	A	PASTURE 3	0		A-1	0.00	0.00	10.46	AC		1.00	1.00	1.00	280.00	280.00	2,929							