

E1/2 OF NE1/4 OF NE1/4 & COMM  
NE COR OF SEC, RUN W 662.18 FT  
FOR POB, RUN S 1289.89 FT, W

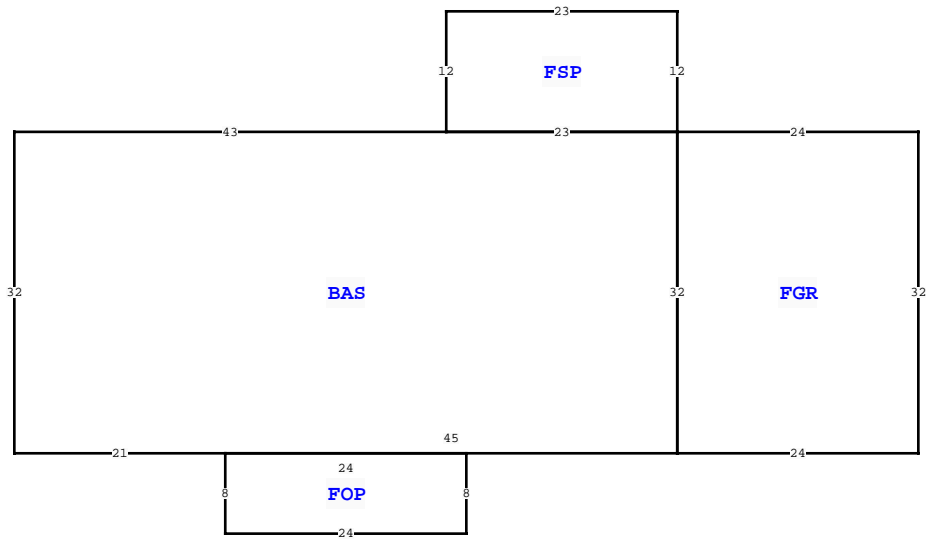
MORELAND LEE  
2078 SW WILSON SPRINGS RD  
FT WHITE, FL 32038-4920

**2026**

06-7S-16-04147-002  
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BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	90
Exterior Wall	08	WD OR PLY	10
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	08	SHT VINYL	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2.5	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	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	6716.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,112	100	
FGR	768	55	
FOP	192	30	
FSP	276	40	
TOTALS	3,348		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 2017		308,812	1973	1973	0	0	35.00	65.00
Heated Area: 2112 HX Base Yr 2017											



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			3
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			200,728
TOTAL MARKET OB/XF VALUE			20,813
TOTAL LAND VALUE - MARKET			212,450
TOTAL MARKET VALUE			433,991
SOH/AGL Deduction			200,853
ASSESSED VALUE			233,138
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			181,727
TOTAL JUST VALUE			433,991
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			342,941
SALE:4:1: AG LAND			
SALE:3:1: AG LAND			
SALE:2:1: 20 ACRES AND IMP			
SALE:1:1: 10.35 ACRES			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
8839	PUMP/UTPOL	30	09/15/1994

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1311/0494	3/04/2016	WD Q	Q	I	01	205,000
GRANTOR: CARRIE & TIMOYHT H PE						
GRANTEE: LEE MORELAND						
1262/1689	9/27/2013	WD U	I	11		100
GRANTOR: CARRIE PENDER (FKA CA						
GRANTEE: CARRIE & TIMOTHY H						

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	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	200	
2	0294	SHED WOOD/	0	100	20	20	1.00	UT	0.00	0.00	100	0	0	3	100	400	
3	0031	BARN, MT AE	0	100	40	60	2,400.00	UT	6.00	6.00	100	0	0	3	100	14,400	
4	0166	CONC, PAVMT	0	100	3	36	108.00	UT	2.00	2.00	40	1993	1993	3	40	86	
5	0251	LEAN TO W/	0	100	14	40	560.00	UT	3.00	3.00	60	1993	1993	3	60	1,008	
6	0260	PAVEMENT-A	0	100	0	0	7,150.00	UT	1.10	1.10	60	1993	1993	3	60	4,719	
TOTALS															20,813		

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	7,000.00	7,000.00	7,000							
2	9900	C	AC NON-AG	100		00	0.00	0.00	29.35	AC		1.00	1.00	1.00	7,000.00	7,000.00	205,450							