

LOT 6 HICKORY THICKET S/D & COMM  
 LOT 2 HICKORY THICKET S/D, RUN N  
 OF S/D 382.14 FT FOR POB, CONT N

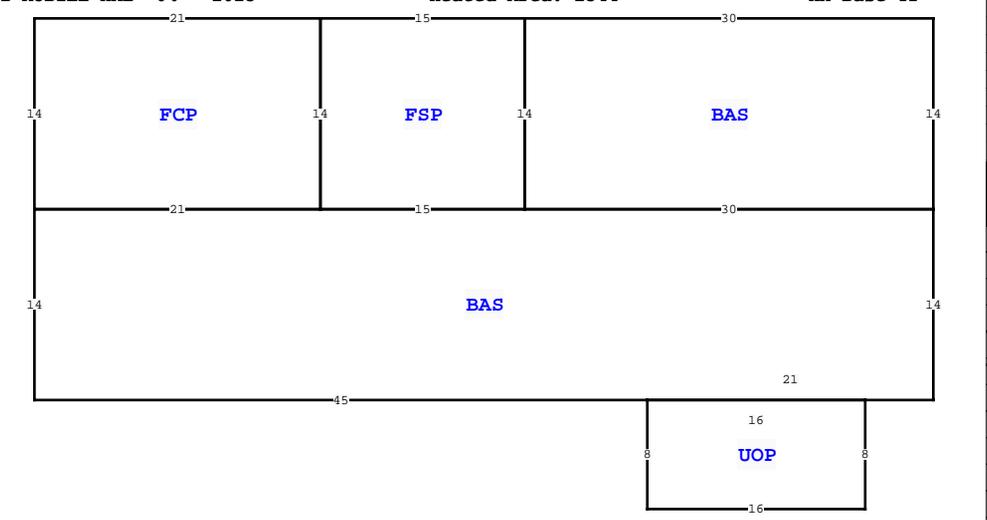
MORRIS TONA  
 309 SE PIUTE WAY  
 LAKE CITY, FL 32025

**2026**

09-4S-17-08301-056  


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	05 AVERAGE 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	14 PREFIN MT 100
Interior Wall	04 PLYWOOD 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	2 100
Stories	1. 1. 100
Architectual	01 CONV 100
Units	0 100
Condition Adj	04 04 100
Kitchen Adjus	01 01 100

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	1,534	127.4900	76.49	117,336	1983	1983	0	0	60.00	40.00



Quality					
DOR CODE	MOBILE HOME				
0200	MOBILE HOME				
MAP NUM	MKT AREA				
	06				
NEIGHBORHOOD/LOC	9417.0500 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	420	100		420	12,850
BAS	924	100		924	28,271
FCP	294	25		74	2,264
FSP	210	40		84	2,570
UOP	128	25		32	979
TOTALS	1,976			1,534	46,934

309 SE PIUTE WAY, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023
INC DATE		AG DATE	MLU

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100
2	0296	SHED METAL	0	0	0	0	1.00	UT	400.00	400.00	50
3	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100
4	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100
5	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00	100

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
1	0102	C	SFR/MH	0		00	0.00	0.00	1.00	LT	1.00
2	9630	C	SWAMP	0		00	0.00	0.00	2.04	AC	1.00

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE		46,934	
TOTAL MARKET OB/XF VALUE		9,100	
TOTAL LAND VALUE - MARKET		18,704	
TOTAL MARKET VALUE		74,738	
SOH/AGL Deduction		0	
ASSESSED VALUE		74,738	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		74,738	
TOTAL JUST VALUE		74,738	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		74,738	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048869	Electrical Servic	0	12/15/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1560/2505	2/12/2026	WD	U	I	11	100
GRANTOR: SNEAD DEREK						
GRANTEE: MORRIS TONA						
1559/823	1/23/2026	WD	U	I	11	100
GRANTOR: FULLER LORI						
GRANTEE: SNEAD DEREK						

BUILDING NOTES											
----------------	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS											
BAS= W21 S14 E45 UOP= S8 E16 N8 W16\$ E21 N14 BAS= N14 W30 S14 E30\$ W30 FSP= N14W15 S14 E15\$ W15\$ FCP= N14 W21 S14 E21\$.											

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	0102	C	SFR/MH	0		00	0.00	0.00	1.00	LT	1.00	1.00	1.00	1.00	18,500.00	18,500.00	18,500							
2	9630	C	SWAMP	0		00	0.00	0.00	2.04	AC	1.00	1.00	1.00	1.00	100.00	100.00	204							