

BEG SE COR OF SEC, RUN W
2653.92 FT TO SW COR OF SE1/4,
RUN N 661.08 FT, E APPROX 2650

HALL VERLON L JR
954 NW MORRELL DR
WHITE SPRINGS, FL 32096

2026

10-2S-16-01581-000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY									
																				VALUATION BY Tax Group: 3 Tax Dist: STANDARD BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 142,520 TOTAL MARKET VALUE 13,266 SOH/AGL Deduction 0 ASSESSED VALUE 13,266 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 13,266 TOTAL JUST VALUE 142,520 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 142,520											
																				SALE:2:1: BOUGHT 834.74 ACRES @ \$640.92 PER ACRE SALE:1:1: STAMPS WRONG SHOULD BE 44,800 SALE											
DOR CODE 5200 CROPLAND CLS2																															
MAP NUM										MKT AREA 03																					
NEIGHBORHOOD/LOC 10216.00										1.00/																					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																										
TOTALS										BLD DATE XF DATE INC DATE										LGL DATE LAND DATE AG DATE 04/11/2025 MLU											
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															
																	TOTAL OB/XF 0														
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	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV							
1	5200	A	CROPLAND 2	0		00	0.00	0.00	20.72	AC		1.00	1.00	1.00	370.00	370.00	7,666														
2	6200	A	PASTURE 3	0		00	0.00	0.00	20.00	AC		1.00	1.00	1.00	280.00	280.00	5,600														
3	9910	M	MKT. VAL. AG	0		00	0.00	0.00	40.72	AC		1.00	1.00	1.00	3,500.00	3,500.00	142,520														
REVIEW DATE 04/11/2025 BY MLU																															
Total Acres: 40.72					Total Land Value: 13,266					Market: 142,520					Agricultural: 13,266					Common: 0											
PRINTED 03/25/2026 BY SYS																															

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0799/0561	7/16/1991	WD	U	V	12	20,200

GRANTOR: LENVIL H DICKS
GRANTEE: VERLON L HALL JR

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0716/0527	4/03/1990	WD	U	V		535,000

GRANTOR: NATURE CONSERVATORY
GRANTEE: LENVIL DICKS

BUILDING NOTES

BUILDING DIMENSIONS