

BEG SW COR OF NE1/4 OF SE1/4, RU
E 1241.03 FT S 1519.83 FT, E APP
LINE, S APPROX 60 FT, W APPROX 1

SPELL LOUIS T
1050 NW MORRELL DR
WHITE SPRINGS, FL 32096

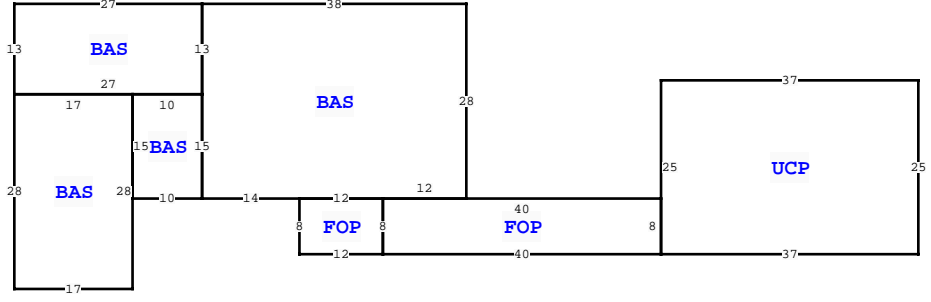
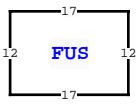
2026

10-2S-16-01581-002



ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
19	COMMON BRK 100				
03	GABLE/HIP 100				
14	PREFIN MT 100				
05	DRYWALL 100				
14	CARPET 70				
12	HARDWOOD 30				
03	CENTRAL 100				
04	AIR DUCTED 100				
	Bedrooms	2	100		
	Bathrooms	2	100		
	Frame	01	NONE 100		
1.5	Stories	1.5	100		
05	Architectural Units	0	100		
03	Condition Adj	03	100		
01	Kitchen Adjus	01	100		
05	Quality	05	05		
5000	DOR CODE	IMPROVED AG			
	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
BAS	150	100		150	13,865
BAS	351	100		351	32,444
BAS	476	100		476	43,998
BAS	1,064	100		1,064	98,349
FOP	96	30		29	2,681
FOP	320	30		96	8,873
FUS	204	100		204	18,856
UCP	925	20		185	17,100
TOTALS	3,586			2,555	236,167

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,555	123.1776	137.96	352,488	1992	1992	0	0	33.00	67.00
1 SINGLE FAM 100% - 2008 Heated Area: 2245 HX Base Yr 2008											



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		236,167	
TOTAL MARKET OB/XF VALUE		59,795	
TOTAL LAND VALUE - MARKET		161,040	
TOTAL MARKET VALUE		317,433	
SOH/AGL Deduction		105,051	
ASSESSED VALUE		212,382	
TOTAL EXEMPTION VALUE		51,411	
BASE TAXABLE VALUE		160,971	
TOTAL JUST VALUE		457,002	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		441,544	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
27873	POOL	210	06/11/2009
26799	ADDN SFR	0	02/27/2008
26243	GARAGE	425	09/17/2007

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1474/390	8/25/2022	PB	U	I	18	0

GRANTOR: CLERK OF COURT
GRANTEE: HALL VERLON JR
1240/1479 1/03/2011 WD U I 11 100
GRANTOR: RHONDA SPELL
GRANTEE: LOUIS SPELL

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		05/18/2026	MLU

EXTRA FEATURES		1050 NW MORRELL DR, WHITE SPRINGS	
L N	OB/XF CODE	DESCRIPTION	ADJ UNIT PRICE
1	0180	FPLC 1STRY	2,000.00
2	0294	SHED WOOD/	0.00
3	0166	CONC,PAVMT	1.50
4	0031	BARN,MT AE	5.20
5	0260	PAVEMENT-A	0.00
6	0280	POOL R/CON	56.00
7	0040	BARN,POLE	7,280.00

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	0180	FPLC 1STRY	0	100	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
2	0294	SHED WOOD/	0	100	8	1.00	UT	0.00	0.00	100	1993	1993	3	100	600	
3	0166	CONC,PAVMT	0	100	0	283.00	UT	1.50	1.50	100	1993	1993	3	100	425	
4	0031	BARN,MT AE	0	100	50	5,000.00	UT	5.20	5.20	100	2008	2008	3	100	26,000	
5	0260	PAVEMENT-A	0	100	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	6,000	
6	0280	POOL R/CON	0	100	16	512.00	UT	56.00	56.00	100	2009	2009	3	61	17,490	
7	0040	BARN,POLE	0	100	0	1.00	UT	7,280.00	7,280.00	100	2023	2022		100	7,280	

BUILDING NOTES	
BAS= W38 BAS= W27 S13 E27 N13\$ S13 BAS= W10 BAS= W17 S28 E17 N28\$ S15 E10 N15\$ S15 E14 FOP= S8 E12 N8 W12\$ E12 FOP= S8 E40 UCP= E37 N25 W37 S25\$ N8 W40\$ E12 N28\$ PTR= N20 FUS= N12 W17 S12 E17\$ S20\$.	

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	0100	C	SFR	100		00	0.00	0.00	1.00	AC		1.00	1.00	1.00	4,000.00	4,000.00	4,000									
2	5500	A	TIMBER 2	0			0.00	0.00	39.26	AC		1.00	1.00	1.00	445.00	445.00	17,471									
3	9910	M	MKT.VAL.AG	0			0.00	0.00	39.26	AC		1.00	1.00	1.00	4,000.00	4,000.00	157,040									