

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

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	14	PREFIN MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	70
Interior Floor	12	HARDWOOD	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		2	100
Bathrooms		2	100
Frame	01	NONE	100
Stories	1.5	1.5	100
Architectual Units	05	CONV	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	5000 IMPROVED AG		
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	10216.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	150	100	
BAS	351	100	
BAS	476	100	
BAS	1,064	100	
FOP	96	30	
FOP	320	30	
FUS	204	100	
UCP	925	20	
TOTALS	3,586		

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	0	33.00
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		140,910	
TOTAL MARKET VALUE		316,933	
SOH/AGL Deduction		104,551	
ASSESSED VALUE		212,382	
TOTAL EXEMPTION VALUE		51,411	
BASE TAXABLE VALUE		160,971	
TOTAL JUST VALUE		436,872	
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
		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
1	0180	FPLC 1STRY	0	100	0	0	UT	1.00	2,000.00	100	0	0	3	100	2,000	
2	0294	SHED WOOD/	0	100	8	10	UT	0.00	0.00	100	1993	1993	3	100	600	
3	0166	CONC,PAVMT	0	100	0	0	UT	1.50	1.50	100	1993	1993	3	100	425	
4	0031	BARN,MT AE	0	100	50	100	UT	5.20	5.20	100	2008	2008	3	100	26,000	
5	0260	PAVEMENT-A	0	100	0	0	UT	0.00	0.00	100	2008	2008	3	100	6,000	
6	0280	POOL R/CON	0	100	16	32	UT	56.00	56.00	100	2009	2009	3	61	17,490	
7	0040	BARN,POLE	0	100	0	0	UT	7,280.00	7,280.00	100	2023	2022		100	7,280	
TOTALS															59,795	

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	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		00	0.00	0.00	1.00	AC		1.00	1.00	1.00	3,500.00	3,500.00	3,500							
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	3,500.00	3,500.00	137,410							