COMM SW COR OF SEC 11-2S-16, RUN
W R/W MORRELL RD, N ALONG R/W 69
APPROX 1290 FT TO W LIE SEC 11 F

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

2026

10-2S-16-01581-003

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	6200	PASTURE CLS33	
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					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/11/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	59,850
TOTAL MARKET VALUE	2,208
SOH/AGL Deduction	0
ASSESSED VALUE	2,208
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	2,208
TOTAL JUST VALUE	59,850
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	46,550

PERMIT NUM	DESCRIPTION	AMT	ISSUED

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						
1081/0223	4/19/2006	WD	Q	V	01	100
GRANTOR: ANN L OPGENORTH						
GRANTEE: ANN L OPGENORTH & M						

BUILDING NOTES

BUILDING DIMENSIONS

EXTRA FEATURES

LN	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

LAND DESCRIPTION

TOTAL OB/XF 0

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	5500	A	TIMBER 2	0		00	0.00	0.00	2.10	AC		1.00	1.00	1.00	445.00	445.00	934							
2	6200	A	PASTURE 3	0		00	0.00	0.00	4.55	AC		1.00	1.00	1.00	280.00	280.00	1,274							
3	9910	M	MKT.VAL.AG	0		00	0.00	0.00	6.65	AC		1.00	1.00	1.00	9,000.00	9,000.00	59,850							

REVIEW DATE 05/11/2026 BY MLU Total Acres: 6.65 Total Land Value: 2,208 Market: 59,850 Agricultural: 2,208 Common: 0 PRINTED 06/10/2026 BY SYS