COMM SW COR OF SEC 11-2S-16,
RUN E 1323.94 FT TO W R/W OF
MORRELL RD, RUN N ALONG R/W

ELLIS ROBERT M/ELLIS ANITA LYNN
956 NW MORRELL DR
WHITE SPRINGS, FL 32096

2026

10-2S-16-01581-004

BUILDING CHARACTERISTICS

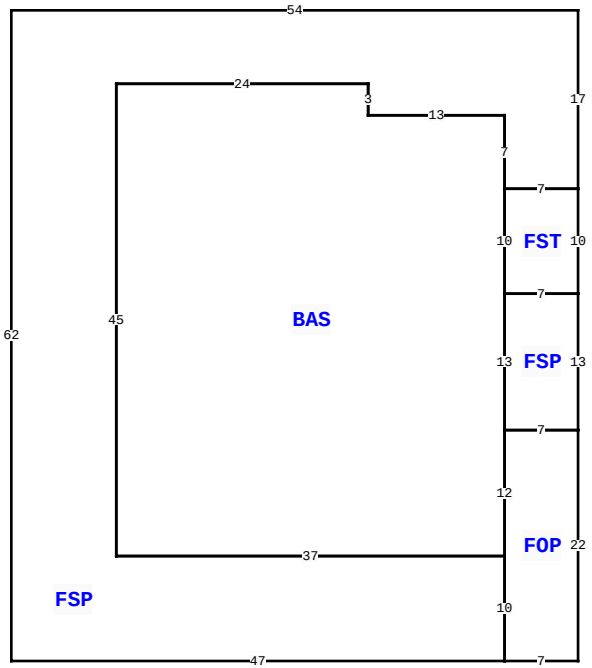
ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD OR PLY 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,626	100		1,626	106,789
FOP	154	30		46	3,021
FSP	91	40		36	2,364
FSP	1,407	40		563	36,976
FST	70	55		38	2,496
TOTALS	3,348			2,309	151,646

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,309	90.2100	101.04	233,301	1994	1994	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 1995 Heated Area: 1626 HX Base Yr 1995



956 NW MORRELL DR, WHITE SPRINGS

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

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
1	0040	BARN,POLE	0	100	24	60	1.00	UT	0.00	0.00	100	0	0	3	100	4,992	
2	0296	SHED METAL	0	100	12	16	192.00	UT	4.50	4.50	50	0	0	3	50	432	
3	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	50	
4	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	1,500	

COLUMBIA COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		151,646
TOTAL MARKET OB/XF VALUE		6,974
TOTAL LAND VALUE - MARKET		168,630
TOTAL MARKET VALUE		172,449
SOH/AGL Deduction		53,181
ASSESSED VALUE		119,268
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		67,857
TOTAL JUST VALUE		327,250
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		311,920

SALE:1:1: INCLUDES PRCL #01593-005

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0767/0145	10/26/1992	WD	U	V	35	27,000

GRANTOR: LENVIL DICKS

GRANTEE: ROBERT M ELLIS

BUILDING NOTES

BUILDING DIMENSIONS

FSP= W54 S62 E47 N10 W37 N45 E24 S3 E13 S7 BAS= N7 W13 N3 W24 S45 E37 FOP= S10 E7 N22 W7 S12$ N12 FSP= E7 N13 W7 S13$ N13 FST= E7 N10 W7 S10$ N10$ E7 N17$.

LAND DESCRIPTION

TOTAL OB/XF 6,974

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	5600	A	TIMBER 3	0		00	0.00	0.00	24.66	AC		1.00	1.00	1.00	281.00	281.00	6,929							
2	6200	A	PASTURE 3	0		00	0.00	0.00	5.00	AC		1.00	1.00	1.00	280.00	280.00	1,400							
3	9910	M	MKT.VAL.AG	0		00	0.00	0.00	29.66	AC		1.00	1.00	1.00	5,500.00	5,500.00	163,130							
4	0100	C	SFR	100		00	0.00	0.00	1.00	AC		1.00	1.00	1.00	5,500.00	5,500.00	5,500							

REVIEW DATE 04/11/2023 BY KS Total Acres: 30.66 Total Land Value: 13,829 Market: 163,130 Agricultural: 8,329 Common: 5,500 PRINTED 06/10/2026 BY SYS