COMM SW COR OF NW1/4, RUN N
65.33 FT, N 67 DEG E 950 FT
FOR POB, RUN S 32 DEG E 77.79

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

2026

11-2S-16-01587-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	11216.00	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

548 NW HIDDEN DR, WHITE SPRINGS

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/17/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	22,240
TOTAL LAND VALUE - MARKET	15,555
TOTAL MARKET VALUE	37,795
SOH/AGL Deduction	0
ASSESSED VALUE	37,795
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	37,795
TOTAL JUST VALUE	37,795
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	37,795

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049106	Electrical Servic	0	01/29/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1322/1787	9/26/2016	WD	Q	V	01	20,000
GRANTOR: GEORGE R & DEBORAH OW						
GRANTEE: LOUIS THOMAS SPELL						
1030/1595	11/05/2004	WD	U	V	09	72,000
GRANTOR: MILTON BUTLER						
GRANTEE: GEORGE R & DEBORAH						

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
1	0040	BARN,POLE	0	0	24	42	1.00	UT	12,000.00	12,000.00	100	2023	2022		100	12,000	
2	0294	SHED WOOD/	0	0	12	18	216.00	UT	15.00	15.00	100	2025	2024		100	3,240	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100	2025	2024		100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 22,240

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	0000	C	VAC RES	0			0.00	0.00	1.22	AC		1.00	1.00	1.50	8,500.00	12,750.00	15,555							

REVIEW DATE 03/19/2026 BY robin Total Acres: 1.22 Total Land Value: 15,555 Market: 0 Agricultural: 0 Common: 15,555 PRINTED 03/24/2026 BY SYS