

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



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY																							
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																					
																				VALUATION BY Tax Group: 3 Tax Dist: STANDARD BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 22,240 TOTAL LAND VALUE - MARKET 21,960 TOTAL MARKET VALUE 44,200 SOH/AGL Deduction 2,625 ASSESSED VALUE 41,575 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 41,575 TOTAL JUST VALUE 44,200 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 <table border="1"> <thead> <tr> <th>OFF RECORD Number</th> <th>DATE</th> <th>TYPE INST</th> <th>Q U</th> <th>V I</th> <th>RSN CD</th> <th>SALE PRICE</th> </tr> </thead> <tbody> <tr> <td>1322/1787</td> <td>9/26/2016</td> <td>WD Q</td> <td>V</td> <td>V</td> <td>01</td> <td>20,000</td> </tr> </tbody> </table> 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										OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	1322/1787	9/26/2016	WD Q	V	V	01	20,000
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE																																					
1322/1787	9/26/2016	WD Q	V	V	01	20,000																																					
TOTALS										548 NW HIDDEN DR, WHITE SPRINGS										BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 05/07/2026 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	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																																	
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	0000	C	VAC RES	0			0.00	0.00	1.22	AC		1.00	1.00	1.50	12,000.00	18,000.00	21,960																										
REVIEW DATE 03/19/2026 BY robin Total Acres: 1.22 Total Land Value: 21,960 Market: 0 Agricultural: 0 Common: 21,960 PRINTED 06/10/2026 BY SYS																																											