

PARCELS 1 THRU 9 BELL SPRINGS S/  
 COMM SW COR OF NW1/4, RUN N 65.3  
 RUN N 67 DEG E 950 FT, N 330 FT

SPELL LOUIS T  
 1050 NW MORRELL DRIVE  
 WHITE SPRINGS, FL 32096

**2026**

11-2S-16-01589-001  


| 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 STANDARD<br>Tax Group: 3 Tax Dist:<br>BUILDING MARKET VALUE 0<br>TOTAL MARKET OB/XF VALUE 0<br>TOTAL LAND VALUE - MARKET 91,665<br>TOTAL MARKET VALUE 91,665<br>SOH/AGL Deduction 37,982<br>ASSESSED VALUE 53,683<br>TOTAL EXEMPTION VALUE 0<br>BASE TAXABLE VALUE 53,683<br>TOTAL JUST VALUE 91,665<br>NCON VALUE 0<br>INCOME VALUE<br>PREVIOUS YEAR MKT VALUE 71,295 |    |        |  |  |  |  |  |  |  |
| DOR CODE 0000 VACANT  |                  |              |                      |              |                      |          |       |                |             |                    |                   |           |             |                 |                |                |            |                             |      | PERMIT NUM DESCRIPTION AMT ISSUED |        |   |    |        |  |  |  |  |  |  |  |
| MAP NUM MKT AREA 03   |                  |              |                      |              |                      |          |       |                |             |                    |                   |           |             |                 |                |                |            |                             |      |                                   |        |   |    |        |  |  |  |  |  |  |  |
| NEIGHBORHOOD/LOC 11216.010 1.00/  |                  |              |                      |              |                      |          |       |                |             |                    |                   |           |             |                 |                |                |            |                             |      | SALES DATA                        |        |   |    |        |  |  |  |  |  |  |  |
| AREA TYPE   | TOTAL GROSS AREA | PCT OF BASE  | YEAR                 | TOT ADJ AREA | SUBAREA MARKET VALUE |          |       |                |             |                    | OFF RECORD Number | DATE      | TYPE INST   | Q / U           | V / I          | RSN CD         | SALE PRICE |                             |      |                                   |        |   |    |        |  |  |  |  |  |  |  |
|   |                  |              |                      |              |                      |          |       |                |             |                    | 1411/2547         | 5/20/2020 | WD          | U               | V              | 37             | 100,000    |                             |      |                                   |        |   |    |        |  |  |  |  |  |  |  |
| GRANTOR: DONALD R & KIMBERLY I  |                  |              |                      |              |                      |          |       |                |             |                    |                   |           |             |                 |                |                |            |                             |      | GRANTEE: LOUIS T SPELL            |        |   |    |        |  |  |  |  |  |  |  |
|   |                  |              |                      |              |                      |          |       |                |             |                    |                   |           |             |                 |                |                |            |                             |      | 1337/0857 5/15/2017 QC U V 11 100 |        |   |    |        |  |  |  |  |  |  |  |
| GRANTOR: HERBERT L CHASTAIN &   |                  |              |                      |              |                      |          |       |                |             |                    |                   |           |             |                 |                |                |            |                             |      | GRANTEE: DONALD R & KIMBERLY      |        |   |    |        |  |  |  |  |  |  |  |
| TOTALS  |                  |              |                      |              |                      |          |       |                |             |                    |                   |           |             |                 |                |                |            |                             |      | BLD DATE LGL DATE 05/11/2026 MLU  |        |   |    |        |  |  |  |  |  |  |  |
| EXTRA FEATURES  |                  |              |                      |              |                      |          |       |                |             |                    |                   |           |             |                 |                |                |            |                             |      | INC DATE AG DATE                  |        |   |    |        |  |  |  |  |  |  |  |
| 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          |                |            |                             |      |                                   |        |   |    |        |  |  |  |  |  |  |  |
|   |                  |              |                      |              |                      |          |       |                |             |                    |                   |           |             |                 |                |                |            |                             |      |                                   |        |   |    |        |  |  |  |  |  |  |  |
| LAND DESCRIPTION  |                  |              |                      |              |                      |          |       |                |             | TOTAL OB/XF 0      |                   |           |             |                 |                |                |            |                             |      |                                   |        |   |    |        |  |  |  |  |  |  |  |
| L N   | USE CODE         | CLS          | LAND USE DESCRIPTION | CAP          | R D                  | LOC ZONE | FRONT | DEPTH          | TOT LND UTS | UNIT TYPE          | D T               | 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           | 6.79        | AC                 |                   | 1.00      | 1.00        | 1.50            | 9,000.00       | 13,500.00      | 91,665     |                             |      |                                   |        |   |    |        |  |  |  |  |  |  |  |
| REVIEW DATE 05/11/2026 BY MLU Total Acres: 6.79 Total Land Value: 91,665 Market: 0 Agricultural: 0 Common: 91,665 PRINTED 06/10/2026 BY SYS |                  |              |                      |              |                      |          |       |                |             |                    |                   |           |             |                 |                |                |            |                             |      |                                   |        |   |    |        |  |  |  |  |  |  |  |