

A PORTION OF THIS AKA LOTS 18,19  
 BELL SPRINGS UNR.  
 COMM SW COR OF NW1/4, RUN N 65.3

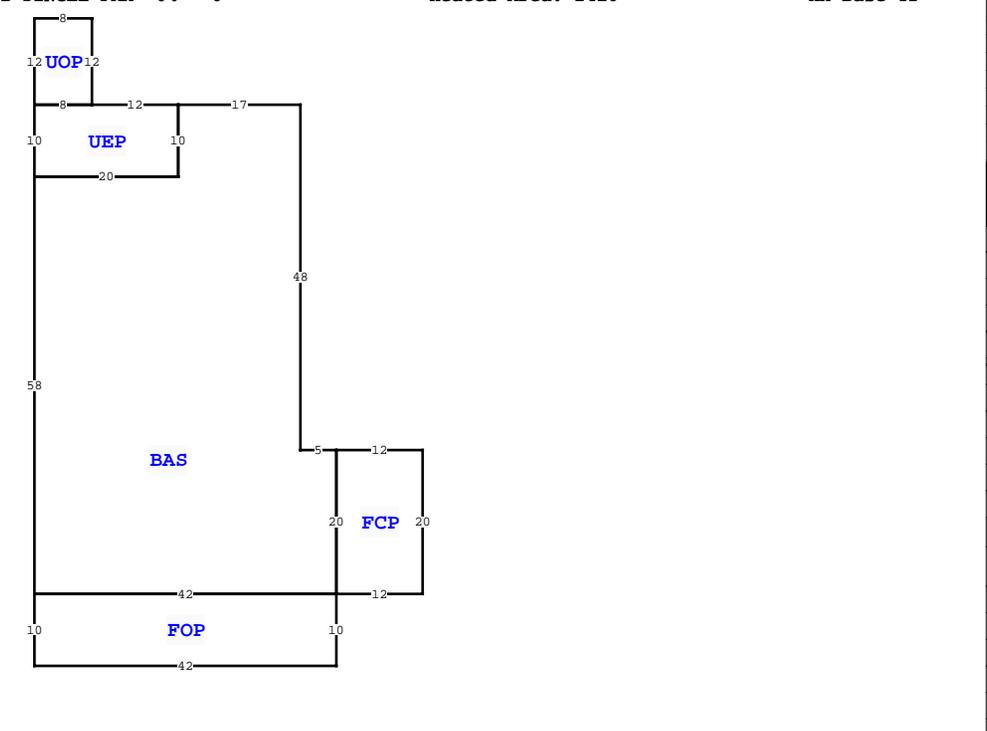
SUWANNEE RIVER WATER MGMT DIST  
 9225 CR-49  
 LIVE OAK, FL 32060

**2026**

11-2S-16-01590-000  


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	07 ASB SHNGLE 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	06 VINYL ASB 100
Air Condition	01 NONE 100
Heating Type	02 CONVECTION 100
Bedrooms	3 100
Bathrooms	1.5 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Architectual	05 CONV 100
Units	0 100
Condition Adj	03 03 100
Kitchen Adjus	01 01 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	2,741	74.8800	83.87	229,888	1900	1900	0	0	35.00	65.00		



Quality	05 05				
DOR CODE	8700 TIITF IMP				
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
BAS	2,416	100		2,416	131,710
FCP	240	25		60	3,271
FOP	420	30		126	6,869
UEP	200	60		120	6,542
UOP	96	20		19	1,036
TOTALS	3,372			2,741	149,427

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	0166	CONC, PAVMT	0	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	300	
2	0040	BARN, POLE	0	0	33	48	UT	3.00	3.00	100	2008	2008	3	100	4,752	
3	0060	CARPORT F	0	0	20	25	UT	4.50	4.50	100	2008	2008	3	100	2,250	
4	0296	SHED METAL	0	0	10	20	UT	11.00	11.00	100	2008	2008	3	100	2,200	

1245 NW MORRELL DR, WHITE SPRINGS										BLD DATE		LGL DATE	
										XF DATE		LAND DATE	04/11/2025
										INC DATE		AG DATE	MLU

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			149,427
TOTAL MARKET OB/XF VALUE			9,502
TOTAL LAND VALUE - MARKET			160,020
TOTAL MARKET VALUE			318,949
SOH/AGL Deduction			0
ASSESSED VALUE			318,949
TOTAL EXEMPTION VALUE	05	318,949	
BASE TAXABLE VALUE			0
TOTAL JUST VALUE			318,949
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			318,949
SALE:1:1: 33.72 MOL ACRES - 675 PER ACRE			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047239	Roof Replacement	18,350	05/16/2023
000043570	Remodel	4,280	01/21/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1119/2466	5/17/2007	WD	Q	I	03	785,000
GRANTOR: MORRELL MONROE						
GRANTEE: SUWANNEE RIVER WATE						
0701/0489	10/04/1989	WD	U	I	31	22,780
GRANTOR: NATURE CONSERVANCY						
GRANTEE: MORRELL MONROE						

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W17 UEP= W12 UOP= N12 W8 S12 E8\$ W8 S10 E20 N10\$ S10 W20 S58 FOP= S10 E42N10 W42\$ E42 FCP= E12 N20 W12S20\$ N20 W5 N48\$.

LAND DESCRIPTION														TOTAL OB/XF										
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	8700	C	STATE	0		A-1	0.00	0.00	45.72	AC		1.00	1.00	1.00	3,500.00	3,500.00	160,020							