

COMM SW COR OF SEC 11, RUN E 132  
 MORRELL RD, RUN N 1126.61 FTALON  
 RUN W APPROX 1278 FT, N APPROX 6

SPELL LOUIS  
 1050 NW MORRELL DR  
 WHITE SPRINGS, FL 32096

2026

11-2S-16-01593-002



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 Tax Group: 3 Tax Dist: BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 748 TOTAL LAND VALUE - MARKET 2,275 TOTAL MARKET VALUE 3,023 SOH/AGL Deduction 0 ASSESSED VALUE 3,023 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 3,023 TOTAL JUST VALUE 3,023 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 3,023											
																				SALES DATA OFF RECORD Number DATE TYPE INST Q / V / RSN SALE PRICE 1240/1479 1/03/2011 WD U V 11 100 GRANTOR: RHONDA SPELL GRANTEE: LOUIS SPELL 1118/0042 4/27/2007 WD U V 09 432,500 GRANTOR: FRANK PERONE GRANTEE: LOUIS & RHONDA SPEL											
																				BUILDING NOTES BUILDING DIMENSIONS											
DOR CODE 0700 MISC IMPROVED 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										BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE										PERMIT NUM DESCRIPTION AMT ISSUED											
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	13 23	299.00	UT	2.50	2.50	100	2008	2008	3	100	748																	
TOTAL OB/XF 748																															
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV							
1	0700	C	MISC RES	0		00	0.00	0.00	1.82	AC		1.00	1.00	0.50	2,500.00	1,250.00	2,275														
REVIEW DATE 04/06/2023 BY JB Total Acres: 1.82 Total Land Value: 2,275 Market: 0 Agricultural: 0 Common: 2,275 PRINTED 06/09/2026 BY SYS																															