BEG INTERS OF S LINE OF SEC &
E R/W OF I-75, RUN NW ALONG
R/W 683.43 FT, E 797.05 FT,

SPELL PROPERTIES OF NORTH FLORIDA LLC
1050 NW MORRELL DR
WHITE SPRINGS, FL 32096

**2027**

**12-4S-16-02945-004**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| | | |
| | | |
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| | | | |
|---|---|---|---|
| DOR CODE | 0700 | MISC IMPROVED | |
| MAP NUM | | MKT AREA | 06 |
| NEIGHBORHOOD/LOC | 12416.00 | 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | |

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/14/2026 MLU |
| INC DATE | | AG DATE | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 2 | Tax Dist: |
| BUILDING MARKET VALUE | 0 |
| TOTAL MARKET OB/XF VALUE | 30,000 |
| TOTAL LAND VALUE - MARKET | 268,272 |
| TOTAL MARKET VALUE | 298,272 |
| SOH/AGL Deduction | 164,613 |
| ASSESSED VALUE | 133,659 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 133,659 |
| TOTAL JUST VALUE | 298,272 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 298,272 |

SALE:3:1: $.60 STAMPS

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1326/0082 | 10/18/2016 | WD | Q | I | 01 | 50,000 |
| GRANTOR: THOMAS R & JANICE JOR | | | | | | |
| GRANTEE: SPELL PROPERTIES OF | | | | | | |
| 1183/0937 | 10/24/2009 | QC | U | I | 11 | 100 |
| GRANTOR: HOLLY LANGSTON | | | | | | |
| GRANTEE: THOMAS R & JANICE J | | | | | | |

### 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 | 0140 | CLFENCE 6 | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2019 | 2019 | 3 | 100 | 30,000 | |

## LAND DESCRIPTION

TOTAL OB/XF 30,000

| 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 | 0700 | C | MISC RES | 0 | | CI | 0.00 | 0.00 | 8.28 | AC | | 1.00 | 1.00 | 0.60 | 54,000.00 | 32,400.00 | 268,272 | | | | | | | |

REVIEW DATE 10/13/2023 BY JB Total Acres: 8.28 Total Land Value: 268,272 Market: 0 Agricultural: 0 Common: 268,272 PRINTED 11/17/2026 BY SYS