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

2026

12-4S-16-02945-004

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

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

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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	176,764
ASSESSED VALUE	121,508
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	121,508
TOTAL JUST VALUE	298,272
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	278,400

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 06/23/2026 BY SYS