BEG COR OF INTERS OF W LINE OF E
I-75, N 52.96 FT TO N LINE OF SE
TO W R/W OF SW BUSINESS POINT DR

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

2026

13-4S-16-02950-040

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	9900	NON AG ACREAGE	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	13416.00	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	05/14/2026 MLU
XF DATE		LAND DATE	
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	0
TOTAL LAND VALUE - MARKET	876,096
TOTAL MARKET VALUE	876,096
SOH/AGL Deduction	133,797
ASSESSED VALUE	742,299
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	742,299
TOTAL JUST VALUE	876,096
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	811,200

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1456/84	12/29/2021	WD	Q	V	01	870,000

GRANTOR: BULLARD DEVELOPMENT C

GRANTEE: SPELL PROPERTIES OF

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	9900	C	AC NON-AG	0			0.00	0.00	20.28	AC		1.00	1.00	0.80	54,000.00	43,200.00	876,096							

REVIEW DATE 05/14/2026 BY MLU Total Acres: 20.28 Total Land Value: 876,096 Market: 0 Agricultural: 0 Common: 876,096 PRINTED 06/09/2026 BY SYS