

BEG INTER OF NE R/W OF I-75 & NW
341, NW 457.53 FT, E 15 FT, SE 3
245.82 FT TO POB, EX BEG INTER O

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

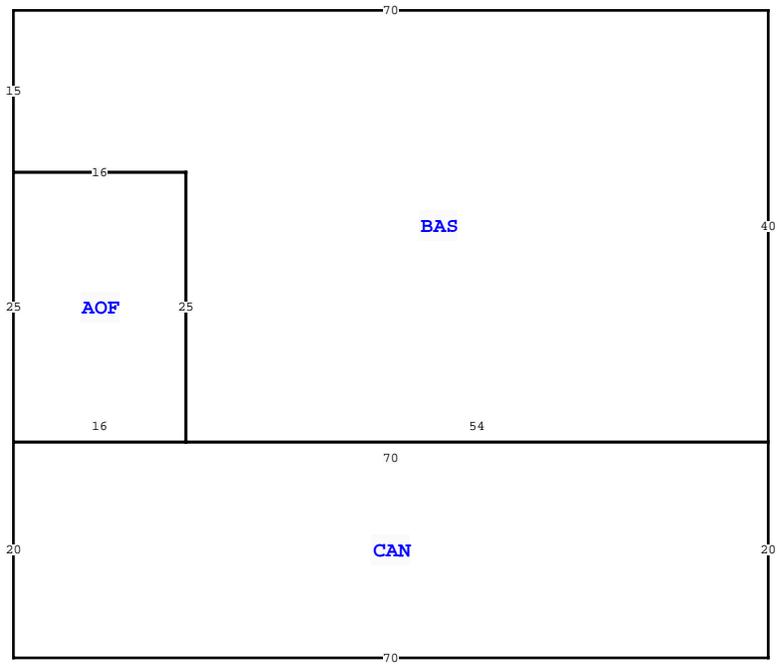
2026

13-4S-16-02952-005



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	25	MOD METAL 100	
Roof Structur	09	RIDGE FRME 100	
Roof Cover	12	MODULAR MT 100	
Interior Wall	01	MINIMUM 100	
Interior Floo	03	CONC FINSH 100	
Ceiling	04	NONE 100	
Air Condition	01	NONE 100	
Heating Type	01	NONE 100	
Plumbing		2 100	
Frame	05	STEEL 100	
Story Height		16 100	
RMS		0 100	
Stories	1.	1. 100	
Units		0 100	
Condition Adj	03	03 100	
Quality	04	04	
DOR CODE	2500 REPAIR SERVICE		
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	13416.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
AOF	400	150	
BAS	2,400	100	
CAN	1,400	30	
TOTALS	4,200		
TOTALS		3,420	101,553

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	PREF M B A	0%	- 0										
Heated Area: 2800 HX Base Yr													



COLUMBIA COUNTY PROPERTY			PAGE 1 of 2
VALUATION SUMMARY			2
VALUATION BY			STANDARD
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE			701,169
TOTAL MARKET OB/XF VALUE			64,650
TOTAL LAND VALUE - MARKET			101,000
TOTAL MARKET VALUE			866,819
SOH/AGL Deduction			0
ASSESSED VALUE			866,819
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			866,819
TOTAL JUST VALUE			866,819
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			839,985

PERMIT NUM	DESCRIPTION	AMT	ISSUED
38427	COMMERCIAL	1,728	08/01/2019
27281	COMMERCIAL	428	08/25/2008

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1314/0938	4/28/2016	WD	Q	I	05	170,700
GRANTOR: JAMES TURNER & A & R						
GRANTEE: SPELL PROPERTIES OF						
1163/0838	12/01/2008	QC	Q	V	01	79,800
GRANTOR: ALFRED & CARMEN MORAN						
GRANTEE: A & R OF LAKE CITY						

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[ORIG=0,0] W70 S15 E16 S25 E54 N40 \$AOF=[ORIG=-70,15] E16 S25 W16 N25 \$CAN=[ORIG=-70,40] E70 S20 W70 N20 \$.	

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	0	1,260.00	UT	2.50	2.50	100	2009	2009	3	100	3,150	
2	0140	CLFENCE	6	0	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	3,500	
3	0140	CLFENCE	6	0	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	2,500	
4	0260	PAVEMENT-A	0	0	0	0	32,500.00	UT	1.60	1.60	100	2021	2020		100	52,000	
5	0140	CLFENCE	6	0	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	3,500	

LAND DESCRIPTION		TOTAL OB/XF														64,650								
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	2500	C	SRVC SHOPS	0		CI	0.00	0.00	1.02	AC		1.00	1.00	1.00	50,000.00	50,000.00	51,000							
2	1000	C	VACANT COMME	0		CI	0.00	0.00	1.00	AC		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

