

COMM NW COR OF SEC, RUN E
1383.96 FT TO E R/W MORRELL
RD, S ALONG R/W 948.30 FT FOR

JERRY ALONZA/JERRY MELVONNE
465 NW MORRELL DR
WHITE SPRINGS, FL 32096

2026

14-2S-16-01608-003
VALUATION SUMMARY PAGE 1 of 1

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	08	SHT VINYL	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Stories	1.	1.	100
Architectural	01	CONV	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	0200 MOBILE HOME		
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	14216.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,296	100	
TOTALS	1,296		77,659

MARKET ADJUSTMENTS																							
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND												
1	MANUF	1	100%	-	2007																		
Heated Area: 1296						HX Base Yr 2007																	
<div style="border: 1px solid black; width: 100%; height: 100%; display: flex; align-items: center; justify-content: center;"> BAS </div>																							
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>BLD DATE</th> <th>XF DATE</th> <th>INC DATE</th> <th>LGL DATE</th> <th>LAND DATE</th> <th>AG DATE</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td>04/15/2025</td> <td>MLU</td> <td></td> </tr> </tbody> </table>												BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE				04/15/2025	MLU	
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COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		77,659	
TOTAL MARKET OB/XF VALUE		9,370	
TOTAL LAND VALUE - MARKET		35,070	
TOTAL MARKET VALUE		122,099	
SOH/AGL Deduction		60,446	
ASSESSED VALUE		61,653	
TOTAL EXEMPTION VALUE		HX HB 36,653	
BASE TAXABLE VALUE		25,000	
TOTAL JUST VALUE		122,099	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		122,099	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
24892	M H	311	08/21/2006
10011	PUMP/UTPOL	30	07/26/1995

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0799/1398	5/07/1994	WD	Q	V		11,000
GRANTOR: BRADLEY DICKS						
GRANTEE: ALONZA & MELVONNE J						
0729/0246	8/07/1990	WD	Q	V	03	0
GRANTOR: LENVIL DICKS						
GRANTEE: BRADLEY DICKS						

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	0070	CARPORT UF	0	100	18	20		2.00	2.00	100	2008	2008	3	100	720	
2	0040	BARN, POLE	0	100	0	0		0.00	0.00	100	2008	2008	3	100	200	
3	9945	Well/Sept	0	100	0	0		7,000.00	7,000.00	100			3	100	7,000	
4	0252	LEAN-TO W/	0	100	0	0		0.00	0.00	100	2008	2008	3	100	50	
5	0060	CARPORT F	0	100	0	0		0.00	0.00	100	2018	2018	3	100	1,000	
6	0261	PRCH, UOP	0	100	0	0		0.00	0.00	100	2018	2018	3	100	400	

LAND DESCRIPTION												TOTAL OB/XF												
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	0200	C	MBL HM	100		A-1	0.00	0.00	5.01	AC		1.00	1.00	1.00	7,000.00	7,000.00	35,070							

REVIEW DATE 04/19/2023 BY kellen Total Acres: 5.01 Total Land Value: 35,070 Market: 0 Agricultural: 0 Common: 35,070 PRINTED 03/24/2026 BY SYS																								
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