

COMM NW COR OF SEC, RUN E 1383.9
 MORRELL RD, RUN S 316.10 FT FOR
 1379.84 FT, S 316.10 FT, W 1379.

BROWN JAMES HOULDING
 3207 RIMES ROAD
 PLANT CITY, FL 33566

2026

14-2S-16-01608-008



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY									
																				VALUATION BY STANDARD Tax Group: 3 Tax Dist: BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 8,620 TOTAL LAND VALUE - MARKET 65,065 TOTAL MARKET VALUE 17,705 SOH/AGL Deduction 2,288 ASSESSED VALUE 15,417 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 15,417 TOTAL JUST VALUE 73,685 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 73,685											
																				PERMIT NUM DESCRIPTION AMT ISSUED 13865 M H 125 04/08/1998 13621 PUMP/UTPOL 30 02/11/1998											
																				SALES DATA OFF RECORD Number DATE TYPE INST Q / V / RSN SALE PRICE 1521/1132 4/16/2024 QC U I 11 100 GRANTOR: BROWN JAMES HOULDING GRANTEE: BROWN JAMES HOULDIN 1362/0853 6/08/2018 WD Q V 01 50,000 GRANTOR: GARY COLE SR & LINNIE GRANTEE: JAMES HOULDING BROW											
DOR CODE 6200 PASTURE CLS33										MAP NUM MKT AREA 03										NEIGHBORHOOD/LOC 14216.00 1.00/											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																										
TOTALS										763 NW MORRELL DR, WHITE SPRINGS										BLD DATE LGL DATE XF DATE LAND DATE 04/11/2025 MLU INC DATE AG DATE											
EXTRA FEATURES										TOTAL OB/XF 8,620										BUILDING NOTES											
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	0294	SHED WOOD/	0 0	8 10	80.00	UT	7.50	7.50	60	2003	2003	3	60	360																	
2	0294	SHED WOOD/	0 0	8 10	80.00	UT	7.50	7.50	60	2003	2003	3	60	360																	
3	0294	SHED WOOD/	0 0	8 10	80.00	UT	7.50	7.50	60	2003	2003	3	60	360																	
4	0294	SHED WOOD/	0 0	8 10	80.00	UT	7.50	7.50	40	2003	2003	3	40	240																	
5	9945	Well/Sept	0 0	0 0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000																	
6	0070	CARPORT UF	0 0	0 0	1.00	UT	0.00	0.00	100	2013	2013	3	100	300																	
																				BUILDING DIMENSIONS											
LAND DESCRIPTION										TOTAL OB/XF 8,620										OTHER ADJUSTMENTS AND NOTES											
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	YEAR	DENSITY	DECL	FRZ	YR	CONSRV								
1	0700	C	MISC RES	0		00	0.00	0.00	1.01	AC		1.00	1.00	1.00	6,500.00	6,500.00	6,565														
2	6200	A	PASTURE 3	0					9.00	AC		1.00	1.00	1.00	280.00	280.00	2,520														
3	9910	M	MKT.VAL.AG	0					9.00	AC		1.00	1.00	1.00	6,500.00	6,500.00	58,500														
REVIEW DATE 04/19/2023 BY kellen Total Acres: 10.01 Total Land Value: 9,085 Market: 58,500 Agricultural: 2,520 Common: 6,565 PRINTED 03/24/2026 BY SYS																															