COMM NW COR OF SEC, RUN E
ALONG N LINE OF SEC 1383.96 FT
TO E R/W MORRELL RD FOR POB,

EICHELSDERFER DONNA G
777 NW MORRELL DR
WHITE SPRINGS, FL 32096

2027

14-2S-16-01608-010

BUILDING CHARACTERISTICS

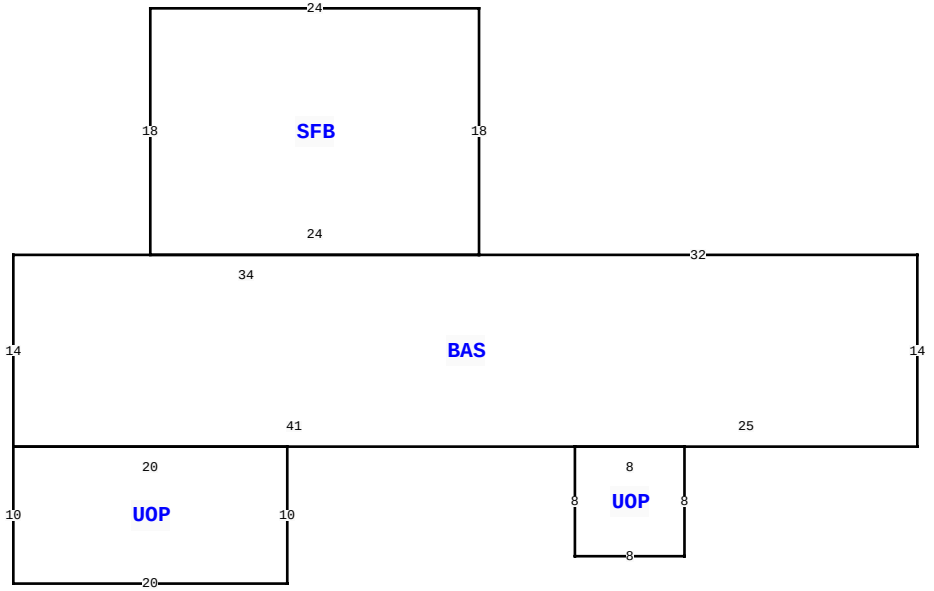
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100		924	43,436
SFB	432	80		346	16,265
UOP	64	25		16	752
UOP	200	25		50	2,351
TOTALS	1,620			1,336	62,803

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,336	91.9000	85.47	114,188	1989	1989	0	0	0	45.00	55.00

1 MANUF 1 100% - 2009 Heated Area: 1356 HX Base Yr 2009



825 NW MORRELL DR, WHITE SPRINGS

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		62,803
TOTAL MARKET OB/XF VALUE		7,960
TOTAL LAND VALUE - MARKET		20,200
TOTAL MARKET VALUE		90,963
SOH/AGL Deduction		51,585
ASSESSED VALUE		39,378
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		14,378
TOTAL JUST VALUE		90,963
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		91,639

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1145/1464	3/14/2008	WD	Q	V	01	100

GRANTOR: WILSON & VERA EDENFIE

GRANTEE: DONNA EICHELSDERFER

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W32 SFB= N18 W24 S18 E24$ W34 S14 UOP= S10 E20 N10 W20$E41 UOP= S8E8 N8 W8$ E25 N14$.

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	0040	BARN,POLE	0	100	11	20	220.00	UT	3.00	3.00	100	2007	2007	3	100	660	
2	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	300	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,960

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	0200	C	MBL HM	100		00	0.00	0.00	2.02	AC		1.00	1.00	1.00	10,000.00	10,000.00	20,200							

REVIEW DATE 04/20/2023 BY kellen Total Acres: 2.02 Total Land Value: 20,200 Market: 0 Agricultural: 0 Common: 20,200 PRINTED 11/17/2026 BY SYS