COMM NW COR, RUN E 2763.80 FT, S
FOR POB, RUN E 519.56 FT TO W R/
CT, (FKA MARILYN LN) S ALONG R/W

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

2026

14-2S-16-01608-312

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

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
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

386 NW BISON CT, WHITE SPRINGS

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/11/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	7,000
TOTAL LAND VALUE - MARKET	45,090
TOTAL MARKET VALUE	52,090
SOH/AGL Deduction	19,323
ASSESSED VALUE	32,767
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	32,767
TOTAL JUST VALUE	52,090
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	42,070

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22073	M H	200	07/13/2004
21897	M H	340	05/20/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1437/2065	5/14/2021	WD	Q	I	01	50,000
GRANTOR: LENVIL H DICKS FAMILY						
GRANTEE: SPELL PROPERTIES OF						
1429/2288	2/05/2021	CT	U	I	18	20,100
GRANTOR: CLERK OF COURT						
GRANTEE: LENVIL H DICKS FAMI						

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
1	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,000

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	0		A-1	0.00	0.00	5.01	AC		1.00	1.00	1.00	9,000.00	9,000.00	45,090							

REVIEW DATE 04/19/2023 BY kellen Total Acres: 5.01 Total Land Value: 45,090 Market: 0 Agricultural: 0 Common: 45,090 PRINTED 06/09/2026 BY SYS