COMM SW COR OF NW1/4, RUN E 748.
RUN NE 29 DEG 963.28 FT TO SW R/
ALONG R/W 622.80 FT, SW 29 DEG 5

MORGAN JOYCE A
10494 NW US HIGHWAY 41
WHITE SPRINGS, FL 32096

2027

16-2S-16-01626-000

BUILDING CHARACTERISTICS

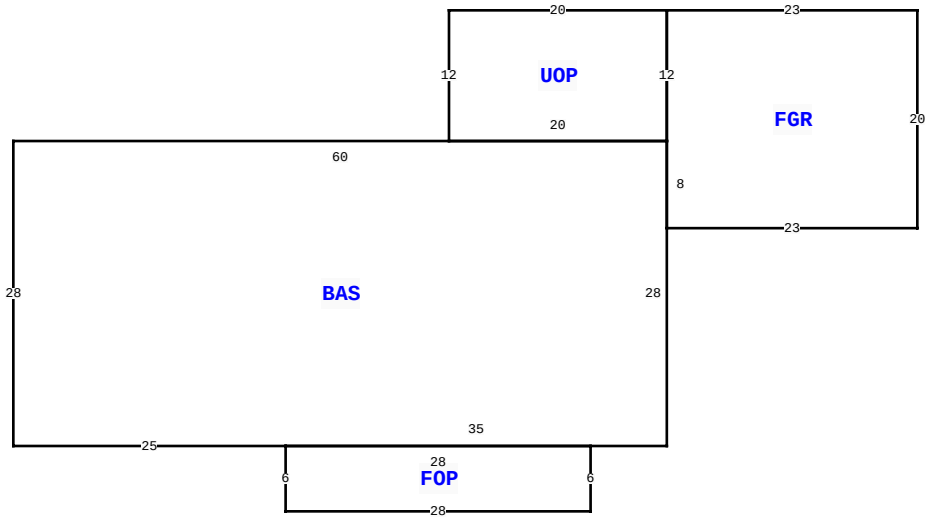
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	21	STONE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	16216.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,680	100		1,680	143,543
FGR	460	55		253	21,617
FOP	168	30		50	4,272
UOP	240	20		48	4,102
TOTALS	2,548			2,031	173,534

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,031	119.5040	131.45	266,975	1977	1977	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 1680 HX Base Yr



10494 NW US HIGHWAY 41 , WHITE SPRINGS

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
INC DATE		AG DATE	07/27/2022 SPF

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	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	2,500	
3	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	500	
4	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
5	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	500	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		173,534
TOTAL MARKET OB/XF VALUE		5,800
TOTAL LAND VALUE - MARKET		84,075
TOTAL MARKET VALUE		191,377
SOH/AGL Deduction		78,036
ASSESSED VALUE		113,341
TOTAL EXEMPTION VALUE	HX HB WX SX	106,411
BASE TAXABLE VALUE		6,930
TOTAL JUST VALUE		263,409
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		266,564

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1580/2530	10/27/2026	LE	U	I	14	100
GRANTOR: MORGAN JOYCE A (ENH L						
GRANTEE: NETTLES PENNIE MORG						
196/375	1/11/1966	AG	U	I	21	1,586
GRANTOR: BULLARD J H						
GRANTEE: MORGAN FLOYD B						

BUILDING NOTES

BUILDING DIMENSIONS

FGR= W23 UOP= W20 S12 E20 N12$ S12 BAS= W60 S28 E25 FOP= S6 E28 N6 W28$ E35 N28$ S8 E23 N20$.

LAND DESCRIPTION

TOTAL OB/XF 5,800

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	0100	C	SFR	100		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	7,500.00	7,500.00	7,500							
2	5500	A	TIMBER 2	0			0.00	0.00	10.21	AC		1.00	1.00	1.00	445.00	445.00	4,543							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	10.21	AC		1.00	1.00	1.00	7,500.00	7,500.00	76,575							

REVIEW DATE 11/17/2022 BY KS Total Acres: 11.21 Total Land Value: 12,043 Market: 76,575 Agricultural: 4,543 Common: 7,500 PRINTED 11/17/2026 BY SYS