

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

2026

16-2S-16-01626-000



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	90
Exterior Wall	21	STONE	10
Roof Structure	03	GABLE/HIP	100
Roof Cover	14	PREFIN MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	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
BAS	1,680	100	
FGR	460	55	
FOP	168	30	
UOP	240	20	
TOTALS	2,548		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	SINGLE FAM	100% - 0											
Heated Area: 1680 HX Base Yr													
BLD DATE		LGL DATE											
XF DATE		LAND DATE	05/12/2026	MLU									
INC DATE		AG DATE	07/27/2022	SPF									

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE		176,689	
TOTAL MARKET OB/XF VALUE		5,800	
TOTAL LAND VALUE - MARKET		84,075	
TOTAL MARKET VALUE		194,532	
SOH/AGL Deduction		84,360	
ASSESSED VALUE		110,172	
TOTAL EXEMPTION VALUE	HX HB WX SX	106,411	
BASE TAXABLE VALUE		3,761	
TOTAL JUST VALUE		266,564	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		249,749	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE

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\$.	

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	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	100	0	0	3	100	2,000	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	100	0	0	3	100	2,500	
3	0040	BARN, POLE	0	100	0	0	1.00	UT	0.00	100	1993	1993	3	100	500	
4	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00	100	1993	1993	3	100	300	
5	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	100	1993	1993	3	100	500	
TOTAL OB/XF 5,800																

LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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							