LOT 111 CEDAR SPRINGS SHORES
RE-PLAT EX THE E 28.73 FT.
ORB 697-364, LIFE EST ORB 927-

MORGAN PAUL WAYNE
83533 BEASON RD
FOLSOM, LA 70437-5233

2026

18-7S-16-04236-186

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	9901	AC/XFOB	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	18716.010 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

193 SW BLUFF DR, FORT WHITE

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	14,950
TOTAL LAND VALUE - MARKET	42,000
TOTAL MARKET VALUE	56,950
SOH/AGL Deduction	7,507
ASSESSED VALUE	49,443
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	49,443
TOTAL JUST VALUE	56,950
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	52,450

PRMT:1:1: TVL TRL

LAND:1:1: 2.90 AC

SALE:1:1: LOT 111 CEDAR SPRINGS SHORES

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18022	M H	75	03/07/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0931/2969	7/30/2001	QC	Q	V	01	100
GRANTOR: GEORGIA ANN LAIRD-LAT						
GRANTEE: PAUL WAYNE MORGAN R						
0927/0538	5/23/2001	QC	Q	V	01	100
GRANTOR: GEORGIA ANN LAIRD-LAT						
GRANTEE: PAUL WAYNE MORGAN A						

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	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2001	2001	3	100	400	
2	0296	SHED METAL	0	0	10	40	400.00	UT	11.00	11.00	100	2008	2008	3	100	4,400	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0260	PAVEMENT-A	0	0	10	210	2,100.00	UT	1.50	1.50	100	2008	2008	3	100	3,150	

LAND DESCRIPTION

TOTAL OB/XF 14,950

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	0700	C	MISC RES	0		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.50	28,000.00	42,000.00	42,000							

REVIEW DATE 07/13/2015 BY TW Total Acres: 2.90 Total Land Value: 42,000 Market: 0 Agricultural: 0 Common: 42,000 PRINTED 05/12/2026 BY SYS