BEG AT NE COR OF N1/2 OF SE1/4 O
263.11 FT, S 663.85 FT, E 263.11
TO POB. & COMM AT NE COR OF N1/2

MORRISON SHANE/MORRISON ANDREA
333 SW GAY GLN
FORT WHITE, FL 32038

2026

22-7S-16-04282-005

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	01	FLAT 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	02	MIN PLYWD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	03	03

DOR CODE 0200 MOBILE HOME

MAP NUM | MKT AREA 02

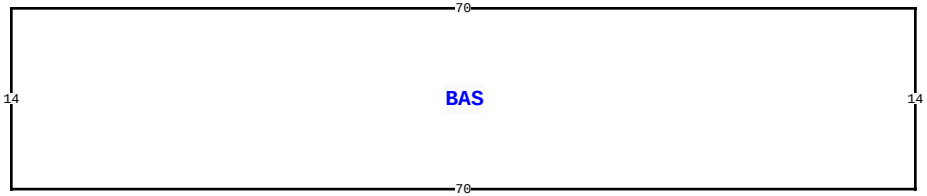
NEIGHBORHOOD/LOC 22716.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	980	100		980	16,088
TOTALS	980			980	16,088

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	980	68.4000	41.04	40,219	1997	1997	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2020 Heated Area: 980 HX Base Yr 2020



333 SW GAY GLN, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 MLU
INC DATE		AG DATE	

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	0210	GARAGE U	0	100	28	32	896.00	UT	11.00	11.00	75	2017	2017	3	75	7,392	
2	0252	LEAN-TO W/	0	100	12	36	1.00	UT	0.00	0.00	100	2017	2017	3	100	300	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
5	0070	CARPORT UF	0	100	0	0	1.00	UT	500.00	500.00	100	2024	2023		100	500	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		16,088
TOTAL MARKET OB/XF VALUE		15,192
TOTAL LAND VALUE - MARKET		99,275
TOTAL MARKET VALUE		130,555
SOH/AGL Deduction		14,441
ASSESSED VALUE		116,114
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		64,703
TOTAL JUST VALUE		130,555
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		127,518

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1417/1312	8/14/2020	WD	Q	V	05	35,000
GRANTOR: CANDACE NORMAN & ETAL						
GRANTEE: SHANE & ANDREA MORR						
1342/1854	8/14/2017	WD	Q	I	01	75,000
GRANTOR: TERRY & KARALEE WARRE						
GRANTEE: SHANE & ANDREA MORR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W70 S14 E70 N14$.

LAND DESCRIPTION

TOTAL OB/XF 15,192

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		A-1	0.00	0.00	6.01	AC		1.00	1.00	1.00	11,000.00	11,000.00	66,110							
2	0000	C	VAC RES	100		A-1	0.00	0.00	2.01	AC		1.00	1.00	1.00	11,000.00	11,000.00	22,110							
3	0000	C	VAC RES	100		A-1	0.00	0.00	2.01	AC		1.00	1.00	0.50	11,000.00	5,500.00	11,055							

REVIEW DATE 02/18/2026 BY CM Total Acres: 10.03 Total Land Value: 99,275 Market: 0 Agricultural: 0 Common: 99,275 PRINTED 06/26/2026 BY SYS