

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 | | CONSTRUCTION | |
|--------------------------|------------------|--------------|--------|
| ELEMENT | CD | | |
| Exterior Wall | 03 | BELOW AVG. | 100 |
| Roof Structur | 01 | FLAT | 100 |
| Roof Cover | 12 | MODULAR MT | 100 |
| Interior Wall | 01 | MINIMUM | 100 |
| Interior Floor | 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 |
| BAS | 980 | 100 | |
| TOTALS | 980 | | 16,891 |

| MARKET ADJUSTMENTS | | | | | | | | | | | |
|--------------------|------------|-----------|-------------|------------------|----------------|------|------------|------|------|-------|--------|
| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND |
| 1 | MOBILE HME | 100% | - 2020 | | 42,228 | 1997 | 1997 | 0 | 0 | 60.00 | 40.00 |
| | | | | Heated Area: 980 | | | HX Base Yr | 2020 | | | |

BAS

| COLUMBIA COUNTY PROPERTY | | PAGE 1 of 1 | 3 |
|---------------------------|-----------|-------------|---|
| VALUATION SUMMARY | | | |
| VALUATION BY | | STANDARD | |
| Tax Group: 3 | Tax Dist: | | |
| BUILDING MARKET VALUE | | 16,891 | |
| TOTAL MARKET OB/XF VALUE | | 15,192 | |
| TOTAL LAND VALUE - MARKET | | 99,275 | |
| TOTAL MARKET VALUE | | 131,358 | |
| SOH/AGL Deduction | | 15,244 | |
| ASSESSED VALUE | | 116,114 | |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 | |
| BASE TAXABLE VALUE | | 64,703 | |
| TOTAL JUST VALUE | | 131,358 | |
| NCON VALUE | | 0 | |
| INCOME VALUE | | | |
| PREVIOUS YEAR MKT VALUE | | 127,518 | |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------|-----|--------|
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| 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 | | | | | | |

| EXTRA FEATURES | | | | | | | | | | | |
|----------------|------------|-------------|---------|-----|----|-------|----|----------|----------------|-----------|---------|
| L N | OB/XF CODE | DESCRIPTION | BLD CAP | L | W | UNITS | UT | Adj R | ADJ UNIT PRICE | ORIG COND | YEAR ON |
| 1 | 0210 | GARAGE U | 0 | 100 | 28 | 32 | UT | 11.00 | 11.00 | 75 | 2017 |
| 2 | 0252 | LEAN-TO W/ | 0 | 100 | 12 | 36 | UT | 0.00 | 0.00 | 100 | 2017 |
| 3 | 9945 | Well/Sept | 0 | 0 | 0 | 0 | UT | 7,000.00 | 7,000.00 | 100 | |
| 5 | 0070 | CARPORT UF | 0 | 100 | 0 | 0 | UT | 500.00 | 500.00 | 100 | 2024 |

| TOTAL OB/XF | | | | | | | | | | | | 15,192 | | | | | | | | | | | | |
|-------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-----------|-----|-----------|--------|---------|------------|----------------|------------|-----------------------------|------|---------|------|-----|----|--------|
| 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 | 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 | | | | | | | |

| BUILDING NOTES | |
|----------------|--|
| | |

| BUILDING DIMENSIONS | |
|-------------------------|--|
| BAS= W70 S14 E70 N14\$. | |

| LAND DESCRIPTION | | TOTAL OB/XF | | | | | | | | | | | | | | | | | | | | | | 15,192 | | | |
|------------------|----------|-------------|----------------------|-----|-----|----------|-------|-------|-------------|-----------|-----|-----------|--------|---------|------------|----------------|------------|-----------------------------|------|---------|------|-----|----|--------|--|--|--|
| 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 | 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 | | | | | | | | | | |