

THE W1/2 OF N3/4 OF SE1/4, EX TH  
 FT & EX THE S 15 ACRES & EX COMM  
 OF SE1/4, S 1167.68 FT FOR POB,

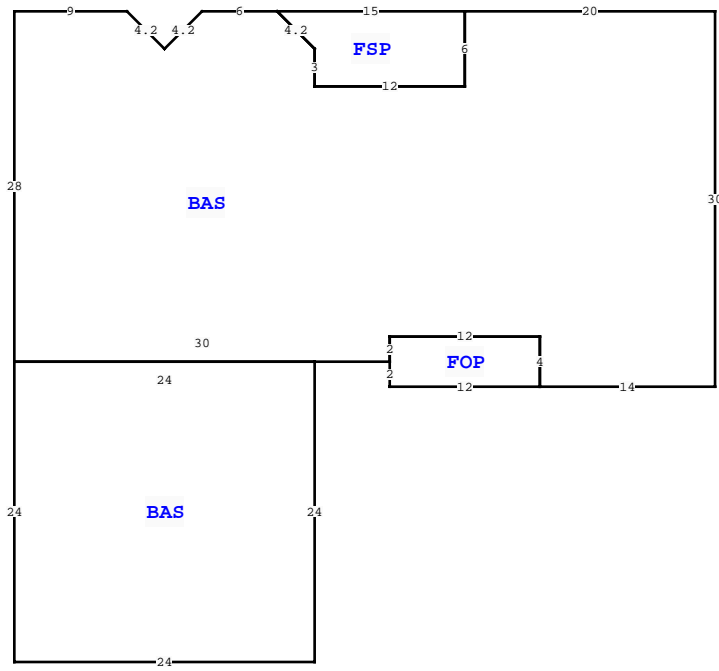
MORRISON ROBERT M/MORRISON TINA M  
 859 SW HARTFORD WAY  
 LAKE CITY, FL 32024

**2026**

23-5S-15-00467-008  


| BUILDING CHARACTERISTICS |                  | CONSTRUCTION  |      |
|--------------------------|------------------|---------------|------|
| ELEMENT                  | CD               |               |      |
| Exterior Wall            | 32               | HARDIE BRD    | 100  |
| Roof Structur            | 03               | GABLE/HIP     | 100  |
| Roof Cover               | 03               | COMP SHNGL    | 100  |
| Interior Wall            | 05               | DRYWALL       | 100  |
| Interior Floo            | 03               | CONC FINSH    | 100  |
| Air Condition            | 03               | CENTRAL       | 100  |
| Heating Type             | 04               | AIR DUCTED    | 100  |
| Bedrooms                 |                  | 3             | 100  |
| Bathrooms                |                  | 2             | 100  |
| Frame                    | 02               | WOOD FRAME    | 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                 | 0100             | SINGLE FAMILY |      |
| MAP NUM                  |                  | MKT AREA      | 02   |
| NEIGHBORHOOD/LOC         | 23515.00         | 1.00/         |      |
| AREA TYPE                | TOTAL GROSS AREA | PCT OF BASE   | YEAR |
| BAS                      | 576              | 100           |      |
| BAS                      | 1,487            | 100           |      |
| FOP                      | 48               | 30            |      |
| FSP                      | 77               | 40            |      |
| TOTALS                   | 2,188            |               |      |

| MARKET ADJUSTMENTS   |     |           |             |                |                |      |      |      |      |       |        |
|--|-----|-----------|-------------|----------------|----------------|------|------|------|------|-------|--------|
| TYPE   | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | NORM  | % COND |
| 0100   | 01  | 2,108     | 98.9400     | 110.81         | 233,587        | 2004 | 2004 | 0    | 0    | 21.00 | 79.00  |
| 1 SINGLE FAM 100% - 2008 Heated Area: 2063 HX Base Yr 2008 |     |           |             |                |                |      |      |      |      |       |        |



| COLUMBIA COUNTY PROPERTY     |                  |          |             |
|------------------------------|------------------|----------|-------------|
| VALUATION SUMMARY            |                  |          | PAGE 1 of 2 |
| VALUATION BY                 |                  | STANDARD |             |
| Tax Group: 3                 | Tax Dist:        |          |             |
| BUILDING MARKET VALUE        | 184,534          |          |             |
| TOTAL MARKET OB/XF VALUE     | 19,132           |          |             |
| TOTAL LAND VALUE - MARKET    | 52,130           |          |             |
| TOTAL MARKET VALUE           | 255,796          |          |             |
| SOH/AGL Deduction            | 83,797           |          |             |
| ASSESSED VALUE               | 171,999          |          |             |
| TOTAL EXEMPTION VALUE        | 51,411           |          |             |
| BASE TAXABLE VALUE           | 120,588          |          |             |
| TOTAL JUST VALUE             | 255,796          |          |             |
| NCON VALUE                   | 3,900            |          |             |
| INCOME VALUE                 |                  |          |             |
| PREVIOUS YEAR MKT VALUE      | 242,202          |          |             |
| PRMT:2:1: PRCL 7 MOORE       |                  |          |             |
| PRMT:1:1: B ROGERS MH PARC 7 |                  |          |             |
| PERMIT NUM                   | DESCRIPTION      | AMT      | ISSUED      |
| 000051884                    | Roof Replacement | 22,396   | 12/18/2024  |
| 22724                        | M H              | 393      | 01/24/2005  |
| 20783                        | SFR              | 271      | 06/10/2003  |
| 11688                        | M H              | 125      | 09/25/1996  |
| 11318                        | M H              | 125      | 06/24/1996  |

| SALES DATA                     |           |           |       |       |        |            |
|--------------------------------|-----------|-----------|-------|-------|--------|------------|
| OFF RECORD Number              | DATE      | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| 1114/0031                      | 3/14/2007 | WD Q      | I     | 04    |        | 29,300     |
| GRANTOR: GLENN A & MARTHA J KH |           |           |       |       |        |            |
| GRANTEE: ROBERT M & TINA M M   |           |           |       |       |        |            |
| 0803/1760                      | 3/16/1995 | CT U      | V     | 11    |        | 0          |
| GRANTOR: ESTHER LANE ESTATE -  |           |           |       |       |        |            |
| GRANTEE: GLENN ALAN & MARTHA   |           |           |       |       |        |            |

| 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              | 0120       | CLFENCE 4   | 0       | 100 | 0  | 0     | UT | 0.00     | 0.00           | 100       | 1993    | 1993        | 3 | 100    | 400             |       |
| 2              | 0210       | GARAGE U    | 0       | 100 | 20 | 20    | UT | 16.00    | 16.00          | 100       | 2013    | 2013        | 3 | 100    | 6,400           |       |
| 3              | 0264       | PRCH, FSP   | 0       | 100 | 0  | 0     | UT | 0.00     | 0.00           | 100       | 2013    | 2013        | 3 | 100    | 800             |       |
| 4              | 0296       | SHED METAL  | 0       | 100 | 0  | 0     | UT | 0.00     | 0.00           | 100       | 2013    | 2013        | 3 | 100    | 1,200           |       |
| 5              | 0258       | PATIO       | 0       | 100 | 0  | 0     | UT | 0.00     | 0.00           | 100       | 2013    | 2013        | 3 | 100    | 300             |       |
| 6              | 0252       | LEAN-TO W/  | 0       | 100 | 0  | 0     | UT | 0.00     | 0.00           | 100       | 2013    | 2013        | 3 | 100    | 300             |       |
| 7              | 0031       | BARN, MT AE | 0       | 100 | 18 | 36    | UT | 9.00     | 9.00           | 100       | 2013    | 2013        | 3 | 100    | 5,832           |       |
| 8              | 0296       | SHED METAL  | 0       | 100 | 0  | 0     | UT | 200.00   | 200.00         | 100       | 2026    | 2025        |   | 100    | 200             |       |
| 9              | 0252       | LEAN-TO W/  | 0       | 100 | 0  | 0     | UT | 500.00   | 500.00         | 100       | 2026    | 2025        |   | 100    | 500             |       |
| 10             | 0070       | CARPORT UF  | 0       | 100 | 0  | 0     | UT | 2,000.00 | 2,000.00       | 100       | 2026    | 2025        |   | 100    | 2,000           |       |

| LAND DESCRIPTION |          |     |                      |     |     |          |       |       |             |           |     | TOTAL OB/XF |        |         |            |                |            |                             |      |         |      |     |    |        |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-----------|-----|-------------|--------|---------|------------|----------------|------------|-----------------------------|------|---------|------|-----|----|--------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T | DPH 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  | 4.01        | AC        |     | 1.00        | 1.00   | 1.00    | 13,000.00  | 13,000.00      | 52,130     |                             |      |         |      |     |    |        |

| REVIEW DATE 03/09/2026 BY JB |  |  |  |  |                          |  |  |  |  |           |  |  |  |  |                 |  |  |  |  |                |  |  |  |  |
|------------------------------|--|--|--|--|--------------------------|--|--|--|--|-----------|--|--|--|--|-----------------|--|--|--|--|----------------|--|--|--|--|
| Total Acres: 4.01            |  |  |  |  | Total Land Value: 52,130 |  |  |  |  | Market: 0 |  |  |  |  | Agricultural: 0 |  |  |  |  | Common: 52,130 |  |  |  |  |

THE W1/2 OF N3/4 OF SE1/4, EX TH  
 FT & EX THE S 15 ACRES & EX COMM  
 OF SE1/4, S 1167.68 FT FOR POB,

MORRISON ROBERT M/MORRISON TINA M  
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| BUILDING CHARACTERISTICS   |                  |              |                      |              |                      |          |       |          |                | MARKET ADJUSTMENTS |         |             |             |                |                 |                |            |                             |      | COLUMBIA COUNTY PROPERTY   |        |                   |    |        |  |  |  |  |  |  |  |
|--|------------------|--------------|----------------------|--------------|----------------------|----------|-------|----------|----------------|--------------------|---------|-------------|-------------|----------------|-----------------|----------------|------------|-----------------------------|------|--|--------|-------------------|----|--------|--|--|--|--|--|--|--|
| ELEMENT  | CD               | CONSTRUCTION |                      |              |                      |          |       |          |                | TYPE               | MDL     | EFF. AREA   | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW  | AYB            | EYB        | ECON                        | FNCT | NORM   | % COND | VALUATION SUMMARY |    |        |  |  |  |  |  |  |  |
|  |                  |              |                      |              |                      |          |       |          |                |                    |         |             |             |                |                 |                |            |                             |      | VALUATION BY STANDARD<br>Tax Group: 3 Tax Dist:<br>BUILDING MARKET VALUE 184,534<br>TOTAL MARKET OB/XF VALUE 19,132<br>TOTAL LAND VALUE - MARKET 52,130<br>TOTAL MARKET VALUE 255,796<br>SOH/AGL Deduction 83,797<br>ASSESSED VALUE 171,999<br>TOTAL EXEMPTION VALUE HX HB 51,411<br>BASE TAXABLE VALUE 120,588<br>TOTAL JUST VALUE 255,796<br>NCON VALUE 3,900<br>INCOME VALUE<br>PREVIOUS YEAR MKT VALUE 242,202 |        |                   |    |        |  |  |  |  |  |  |  |
|  |                  |              |                      |              |                      |          |       |          |                |                    |         |             |             |                |                 |                |            |                             |      | PERMIT NUM DESCRIPTION AMT ISSUED  |        |                   |    |        |  |  |  |  |  |  |  |
|  |                  |              |                      |              |                      |          |       |          |                |                    |         |             |             |                |                 |                |            |                             |      | <b>SALES DATA</b><br>OFF RECORD Number DATE TYPE INST Q U V I RSN CD SALE PRICE<br>1114/0031 3/14/2007 WD Q I 04 29,300<br>GRANTOR: GLENN A & MARTHA J KH<br>GRANTEE: ROBERT M & TINA M M<br>0803/1760 3/16/1995 CT U V 11 0<br>GRANTOR: ESTHER LANE ESTATE -<br>GRANTEE: GLENN ALAN & MARTHA  |        |                   |    |        |  |  |  |  |  |  |  |
| DOR CODE 0100 SINGLE FAMILY  |                  |              |                      |              |                      |          |       |          |                | BLD DATE           |         |             |             |                |                 |                |            |                             |      | LGL DATE   |        |                   |    |        |  |  |  |  |  |  |  |
| MAP NUM MKT AREA 02  |                  |              |                      |              |                      |          |       |          |                | XF DATE            |         |             |             |                |                 |                |            |                             |      | LAND DATE 05/06/2026 MLU   |        |                   |    |        |  |  |  |  |  |  |  |
| NEIGHBORHOOD/LOC 23515.00 1.00/  |                  |              |                      |              |                      |          |       |          |                | INC DATE           |         |             |             |                |                 |                |            |                             |      | AG DATE  |        |                   |    |        |  |  |  |  |  |  |  |
| AREA TYPE  | TOTAL GROSS AREA | PCT OF BASE  | YEAR                 | TOT ADJ AREA | SUBAREA MARKET VALUE |          |       |          |                |                    |         |             |             |                |                 |                |            |                             |      |  |        |                   |    |        |  |  |  |  |  |  |  |
| TOTALS   |                  |              |                      |              |                      |          |       |          |                |                    |         |             |             |                |                 |                |            |                             |      |  |        |                   |    |        |  |  |  |  |  |  |  |
| 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          |            |                             |      |  |        |                   |    |        |  |  |  |  |  |  |  |
| 11   | 0070             | CARPORT UF   | 0 100                | 0            | 0                    | 1.00     | UT    | 1,200.00 | 1,200.00       | 100                | 2026    | 2025        |             | 100            | 1,200           |                |            |                             |      |  |        |                   |    |        |  |  |  |  |  |  |  |
|  |                  |              |                      |              |                      |          |       |          |                | TOTAL OB/XF        |         |             |             |                |                 |                |            |                             |      | 1,200  |        |                   |    |        |  |  |  |  |  |  |  |
| LAND DESCRIPTION   |                  |              |                      |              |                      |          |       |          |                | TOTAL OB/XF        |         |             |             |                |                 |                |            |                             |      |  |        |                   |    |        |  |  |  |  |  |  |  |
| 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 |  |  |  |  |  |  |  |
|  |                  |              |                      |              |                      |          |       |          |                |                    |         |             |             |                |                 |                |            |                             |      |  |        |                   |    |        |  |  |  |  |  |  |  |
| REVIEW DATE 03/09/2026 BY JB Total Acres: 4.01 Total Land Value: 52,130 Market: 0 Agricultural: 0 Common: 52,130 PRINTED 06/26/2026 BY SYS |                  |              |                      |              |                      |          |       |          |                |                    |         |             |             |                |                 |                |            |                             |      |  |        |                   |    |        |  |  |  |  |  |  |  |