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

2027

23-5S-15-00467-008

BUILDING CHARACTERISTICS

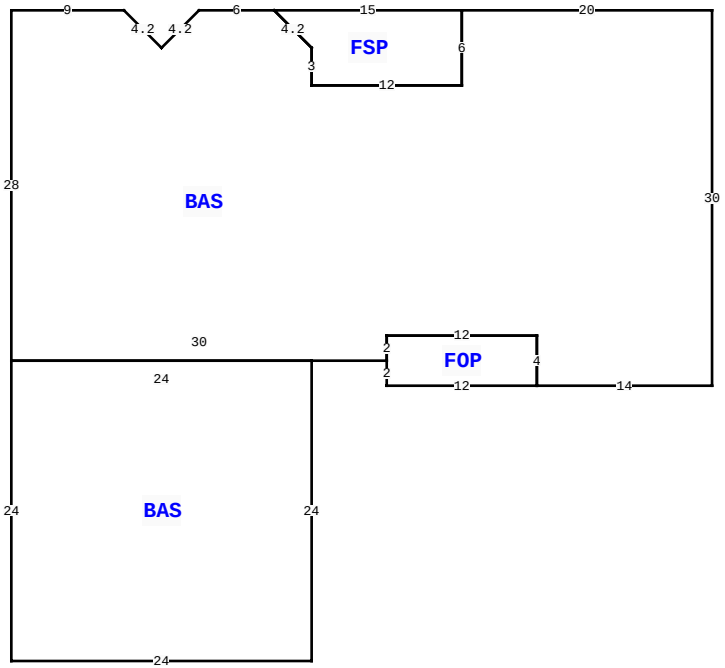
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	03	CONC FINSH 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	576	100		576	49,522
BAS	1,487	100		1,487	127,846
FOP	48	30		14	1,204
FSP	77	40		31	2,665
TOTALS	2,188			2,108	181,237

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	108.83	229,414	2004	2004	0	0	0	21.00	79.00

1 SINGLE FAM 100% - 2008 Heated Area: 2063 HX Base Yr 2008



859 SW HARTFORD WAY, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 2 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	181,237
TOTAL MARKET OB/XF VALUE	19,732
TOTAL LAND VALUE - MARKET	52,130
TOTAL MARKET VALUE	253,099
SOH/AGL Deduction	75,322
ASSESSED VALUE	177,777
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	126,366
TOTAL JUST VALUE	253,099
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	256,396

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						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W20 FSP= W15 D3 R3 S3 E12 N6$ S6 W12 N3 L3 U3 W6 D3 L3 L3 U3 W9 S28 BAS= S24 E24 N24 W24$ E30 FOP= S2 E12 N4 W12 S2$ N2 E12 S4 E14 N30$.

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	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	400	
2	0210	GARAGE U	0	100	20	20	400.00	UT	16.00	16.00	100	2013	2013	3	100	6,400	
3	0264	PRCH,FSP	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	800	
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	1,200	
5	0258	PATIO	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	300	
6	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	300	
7	0031	BARN,MT AE	0	100	18	36	648.00	UT	9.00	9.00	100	2013	2013	3	100	5,832	
8	0296	SHED METAL	0	100	0	0	1.00	UT	800.00	800.00	100	2026	2025		100	800	
9	0252	LEAN-TO W/	0	100	0	0	1.00	UT	500.00	500.00	100	2026	2025		100	500	
10	0070	CARPORT UF	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2026	2025		100	2,000	

LAND DESCRIPTION

TOTAL OB/XF 18,532

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	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 PRINTED 11/16/2026 BY SYS

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COLUMBIA COUNTY PROPERTY

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BUILDING DIMENSIONS

EXTRA FEATURES

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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

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

REVIEW DATE 03/09/2026 BY JB Total Acres: 4.01 Total Land Value: 52,130 Market: 0 Agricultural: 0 Common: 52,130 PRINTED 11/16/2026 BY SYS