LOTS 3 & 4 BLOCK 8 CAROLYN HEIGH
WD 1025-997, LE 1362-250,

MORGAN MORRIS/MORGAN CRESE F
P O BOX 796
LAKE CITY, FL 32056

**2026**

**28-3S-17-05783-002**

## COLUMBIA COUNTY PROPERTY



### BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| | | |

| | | | |
|---|---|---|---|
| DOR CODE | 0700 | MISC IMPROVED | |
| MAP NUM | | MKT AREA | 07 |
| NEIGHBORHOOD/LOC | 28317.040 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | |

152 NE CURT CT, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 2 | Tax Dist: |
| BUILDING MARKET VALUE | 0 |
| TOTAL MARKET OB/XF VALUE | 4,320 |
| TOTAL LAND VALUE - MARKET | 15,120 |
| TOTAL MARKET VALUE | 19,440 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 19,440 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 19,440 |
| TOTAL JUST VALUE | 19,440 |
| NCON VALUE | 4,320 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 15,120 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 000052500 | Electrical Servic | 0 | 03/04/2025 |
| 000047316 | Electrical Servic | 0 | 05/25/2023 |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1362/0250 | 6/08/2018 | LE | U | V | 14 | 100 |
| GRANTOR: MORRIS & CRESE F MORG | | | | | | |
| GRANTEE: LAKWANZA MOECHELL M | | | | | | |
| 1025/0997 | 9/03/2004 | WD | U | V | 08 | 6,000 |
| GRANTOR: JAMES D & KAYRON COX | | | | | | |
| GRANTEE: MORGAN | | | | | | |

### 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 | 0263 | PRCH,USP | 0 | 0 | 12 | 24 | 288.00 | UT | 15.00 | 15.00 | 100 | 2026 | 2025 | | 100 | 4,320 | |

### LAND DESCRIPTION

TOTAL OB/XF 4,320

| 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 | | | 0.00 | 0.00 | 2.00 | LT | | 1.00 | 1.00 | 0.90 | 8,400.00 | 7,560.00 | 15,120 | | | | | | | |

REVIEW DATE 04/29/2026 BY robin Total Acres: 0.39 Total Land Value: 15,120 Market: 0 Agricultural: 0 Common: 15,120 PRINTED 05/12/2026 BY SYS