

SW1/4 OF SE1/4, EX THE W 60 FT D
934-011. ALSO THE S 61.47 FT OF
FT OF NW1/4 OF SE1/4.

DOUGLAS ORION/BRENDA D MORRIS
2464 SW WILSON SPRINGS RD
FORT WHITE, FL 32038

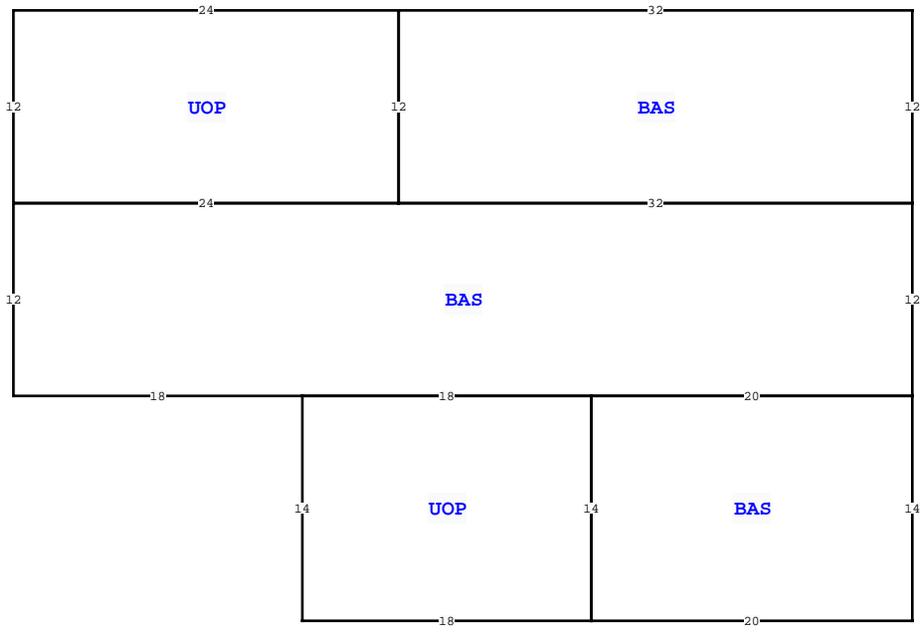
2026

31-6S-16-04013-000



ELEMENT		CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG.	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	01	MINIMUM	100
Interior Wall	04	PLYWOOD	100
Interior Floor	14	CARPET	90
Interior Floor	08	SHT VINYL	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		2	100
Bathrooms		1	100
Stories	1.	1.	100
Architectual	01	CONV	100
Units		0	100
Condition Adj	02	02	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	5000 IMPROVED AG		
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	31616.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	280	100	
BAS	384	100	
BAS	672	100	
UOP	252	25	
UOP	288	25	
TOTALS	1,876		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	1,471	80.9100	50.97	74,977	1974	1974	0	0	60.00	40.00
2 MOBILE HME 100% - 0 Heated Area: 1336 HX Base Yr											



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			29,991
TOTAL MARKET OB/XF VALUE			9,628
TOTAL LAND VALUE - MARKET			240,000
TOTAL MARKET VALUE			56,539
SOH/AGL Deduction			27,814
ASSESSED VALUE			28,725
TOTAL EXEMPTION VALUE	HX HB		25,000
BASE TAXABLE VALUE			3,725
TOTAL JUST VALUE			279,619
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			198,195
XFOB: 4:1: ELMWO MH			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q / V / RSN CD
1288/2012	1/29/2015	WD U	I 11
GRANTOR: ORION DOUGLAS	SALE PRICE 100		
GRANTEE: ORION DOUGLAS & BRE			
BUILDING NOTES			
BUILDING DIMENSIONS			
BAS= N12 W32 S12 E32\$ BAS= W32 UOP= N12 W24 S12 E24\$ W24S12 E18 UOP= S14 E18 N14 W18\$E18 BAS= S14 E20 N14 W20\$ E20N12\$.			

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	0040	BARN, POLE	0	100	0	0	UT	0.00	0.00	100	0	0	3	100	400	
2	0285	SALVAGE	0	100	0	0	UT	0.00	0.00	100	2008	2008	3	100	500	
3	0296	SHED METAL	0	100	24	12	UT	6.00	6.00	100	2008	2008	3	100	1,728	
4	9945	Well/Sept	0	100	0	0	UT	7,000.00	7,000.00	100			3	100	7,000	
TOTALS																

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	6200	A	PASTURE 3	0		A-1	0.00	0.00	39.00	AC		1.00	1.00	1.00	280.00	280.00	10,920							
2	9910	M	MKT. VAL. AG	0		A-1	0.00	0.00	39.00	AC		1.00	1.00	1.00	6,000.00	6,000.00	234,000							
3	0102	C	SFR/MH	100		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	6,000.00	6,000.00	6,000							