

BEG SW COR OF SE1/4 OF SW1/4, RU  
W 31.92 FT, N 82.30 FT, E 436.50  
FT, NE 210.45 FT, SE 168.91 FT,

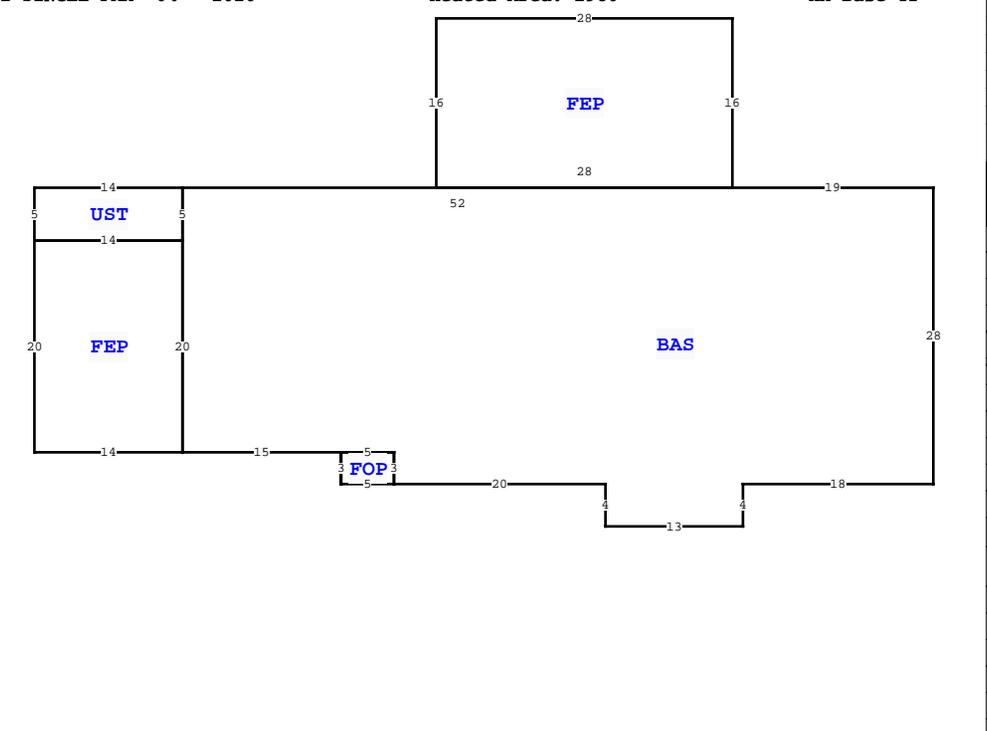
MORR LLC  
212 SW COTTAGE GLN  
LAKE CITY, FL 32024

**2026**

34-3S-16-02475-000  
VALUATION SUMMARY

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	06	VINYL ASB 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	01	NONE 100
Stories	1.1	1.100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	2,598	99.3600	113.27	294,275	1957	1957	0	0	20	35.00	45.00



Quality	05	05			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA 06			
NEIGHBORHOOD/LOC	34316.00	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,980	100		1,980	100,924
FEP	280	80		224	11,417
FEP	448	80		358	18,248
FOP	15	30		4	204
UST	70	45		32	1,631
TOTALS	2,793			2,598	132,424

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2			Tax Dist:
BUILDING MARKET VALUE			132,424
TOTAL MARKET OB/XF VALUE			5,050
TOTAL LAND VALUE - MARKET			39,064
TOTAL MARKET VALUE			176,538
SOH/AGL Deduction			0
ASSESSED VALUE			176,538
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			176,538
TOTAL JUST VALUE			176,538
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			174,211

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000055404	Right-of-Way Acce		04/01/2026
000051166	Roof Replacement	10,500	10/23/2024

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1541/2488	5/31/2025	WD	U	I	11	100

GRANTOR: MORRELL DAVID W						
GRANTEE: MORR LLC						
1541/2482	5/28/2025	TR	U	I	11	100
GRANTOR: MORRELL EMMA JEAN REV						
GRANTEE: MORRELL DAVID W						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W19 FEP= N16 W28 S16 E28\$ W52 UST= W14 S5 E14 N5\$ S5 FEP= W14 S20 E14 N20\$ S20 E15 S3 FOP= E5 N3 W5 S3\$ N3 E5S3 E20 S4 E13 N4 E18 N28\$.	

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	0260	PAVEMENT-A	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	2,150	
2	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	400	
3	0031	BARN, MT AE	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	2,000	
4	0166	CONC, PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	2001	2001	3	100	500	

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	0		CHI	0.00	0.00	2.58	AC		1.00	1.00	0.70	21,500.00	15,050.00	38,829							
2	9520	C	LAKE	0		00	0.00	0.00	9.40	AC		1.00	1.00	1.00	25.00	25.00	235							