

BEG AT NW COR OF SE1/4 OF SW1/4,  
1148.46 FT, SW 324.32 FT, SE 330  
TO N R/W OF CR-252, SW ALONG R/W

MORRELL'S LEGACY LLC  
212 SW COTTAGE GLEN  
LAKE CITY, FL 32024

**2026**

34-3S-16-02475-001



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	24	CORG METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	03	CONC FINSH 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Plumbing		4 100
Frame	01	NONE 100
Story Height		14 100
RMS		2 100
Stories	0	0 100
Units	0	0 100
Condition Adj	01	01 100
Quality	03	03
DOR CODE	1117 STORE/OFFICE	
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	34316.00 1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	2,640	100
BAS	16,560	100
CAN	240	30
TOTALS	19,440	19,272 94,095

MARKET ADJUSTMENTS																								
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND												
2	WAREH	STOR	0%	- 0	Heated Area: 19200			HX Base Yr																
<table border="1"> <thead> <tr> <th>BLD DATE</th> <th>XF DATE</th> <th>INC DATE</th> <th>LGL DATE</th> <th>LAND DATE</th> <th>AG DATE</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td>06/23/2021</td> <td></td> <td>MLU</td> </tr> </tbody> </table>													BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE				06/23/2021		MLU
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE																			
			06/23/2021		MLU																			

COLUMBIA COUNTY PROPERTY		PAGE 1 of 9	2
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE		1,336,972	
TOTAL MARKET OB/XF VALUE		56,047	
TOTAL LAND VALUE - MARKET		150,590	
TOTAL MARKET VALUE		1,543,609	
SOH/AGL Deduction		0	
ASSESSED VALUE		1,543,609	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		1,543,609	
TOTAL JUST VALUE		1,543,609	
NCON VALUE		5,700	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		1,493,071	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054078	Generator		09/17/2025
000051145	Electrical Servic	0	10/17/2024
000051132	Roof Replacement	19,000	10/17/2024
000050054	Roof Replacement	37,000	06/05/2024
38424	COMMERCIAL	1,478	07/31/2019
34999	PUMP/UTPOL	50	03/02/2017

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1355/0563	1/17/2018	WD U	I	I	30	100
GRANTOR: H WAYNE MORRELL TRUST						
GRANTEE: MORRELL'S LEGACY LL						
1355/0550	1/17/2018	WD U	I	I	30	100
GRANTOR: H WAYNE MORRELL TRUST						
GRANTEE: MORRELL'S LEGACY LL						

EXTRA FEATURES												
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0260	PAVEMENT-A	0	0	0	0	1.00	UT	9,450.00	9,450.00	50	0
2	0260	PAVEMENT-A	0	0	14	100	1,400.00	UT	0.90	0.90	100	1997
3	0166	CONC, PAVMT	0	0	0	0	380.00	UT	1.50	1.50	100	1998
4	0260	PAVEMENT-A	0	0	0	0	21,940.00	UT	0.68	0.68	50	1998
5	0166	CONC, PAVMT	0	0	4	110	440.00	UT	1.50	1.50	100	2002
6	0260	PAVEMENT-A	0	0	73	145	10,585.00	UT	0.68	0.68	50	2002
7	0140	CLFENCE 6	0	0	0	0	107.00	UT	3.50	3.50	100	2002
8	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00	100	2014
9	0262	PRCH, FOP	0	0	0	0	1.00	UT	0.00	0.00	100	2014
10	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2017

TOTAL OB/XF												
21,467												

BUILDING NOTES												
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BUILDING DIMENSIONS												
BAS= W180 S92 BAS= S16 E165 CAN= E15 N16 W15 S16\$ N16 W165\$ E180 N92\$.												

LAND DESCRIPTION												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT
1	2900	C	WHOLESALE	0		CHI	0.00	0.00	8.81	AC		1.00
2	0000	C	VAC RES	0		00	0.00	0.00	5.50	AC		1.00
3	9600	C	WASTELAND	0		00	0.00	0.00	0.50	AC		1.00

OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

BEG AT NW COR OF SE1/4 OF SW1/4,  
1148.46 FT, SW 324.32 FT, SE 330  
TO N R/W OF CR-252, SW ALONG R/W

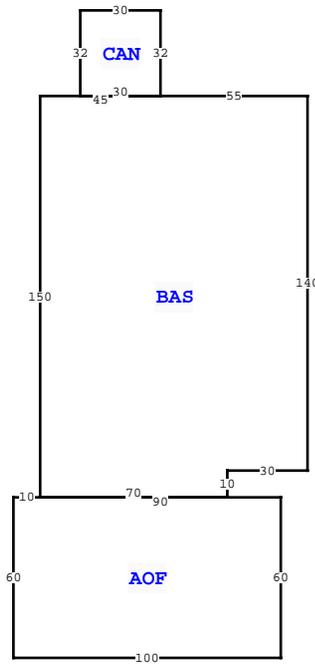
MORRELL'S LEGACY LLC  
212 SW COTTAGE GLEN  
LAKE CITY, FL 32024

**2026**

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VALUATION SUMMARY PAGE 2 of 9

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	25	MOD METAL 100	
Roof Structur	04	WOOD TRUSS 100	
Roof Cover	01	MINIMUM 100	
Interior Wall	02	WALL BD/WD 100	
Interior Floo	03	CONC FINSH 100	
Air Condition	01	NONE 100	
Heating Type	01	NONE 100	
Plumbing		6 100	
Frame		N/A 100	
Story Height		14 100	
RMS		4 100	
Stories	0	0 100	
Units	0	0 100	
Condition Adj	02	02 100	
Quality	03	03	
DOR CODE	1117 STORE/OFFICE		
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	34316.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
AOF	6,000	150	
BAS	14,700	100	
CAN	960	30	
TOTALS	21,660		
			23,988
			157,673

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND	
3	WAREH STOR	0%	- 0										
				Heated Area:	20700			HX Base Yr					



VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		1,336,972
TOTAL MARKET OB/XF VALUE		56,047
TOTAL LAND VALUE - MARKET		150,590
TOTAL MARKET VALUE		1,543,609
SOH/AGL Deduction		0
ASSESSED VALUE		1,543,609
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		1,543,609
TOTAL JUST VALUE		1,543,609
NCON VALUE		5,700
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,493,071

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23799	COMMERCIAL	355	11/01/2005
23800	ADDN COMM	465	11/01/2005
19062	COMMERCIAL	441	12/20/2001
17618	COMMERCIAL	456	11/03/2000
14074	ADDN COMM	400	05/29/1998
12468	REMODEL	405	04/30/1997

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1355/0563	1/17/2018	WD U		I	30	100
GRANTOR: H WAYNE MORRELL TRUST						
GRANTEE: MORRELL'S LEGACY LL						
1355/0550	1/17/2018	WD U		I	30	100
GRANTOR: H WAYNE MORRELL TRUST						
GRANTEE: MORRELL'S LEGACY LL						

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	0260	PAVEMENT-A	0	0	95	165	15,675.00	UT	1.60	1.60	100	2019	2019	3	100	25,080	
12	0166	CONC, PAVMT	0	0	0	0	1,900.00	UT	2.00	2.00	100	2019	2019	3	100	3,800	
13	0104	GENERATOR	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2026	2025		95	5,700	
<b>TOTAL OB/XF 34,580</b>																	

BUILDING NOTES	

**BUILDING DIMENSIONS**  
BAS= W55 CAN= N32 W30 S32 E30\$ W45 S150 AOF= W10 S60 E100  
N60 W90\$ E70 N10 E30 N140\$.

LAND DESCRIPTION		TOTAL OB/XF 34,580																						
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

BEG AT NW COR OF SE1/4 OF SW1/4,  
1148.46 FT, SW 324.32 FT, SE 330  
TO N R/W OF CR-252, SW ALONG R/W

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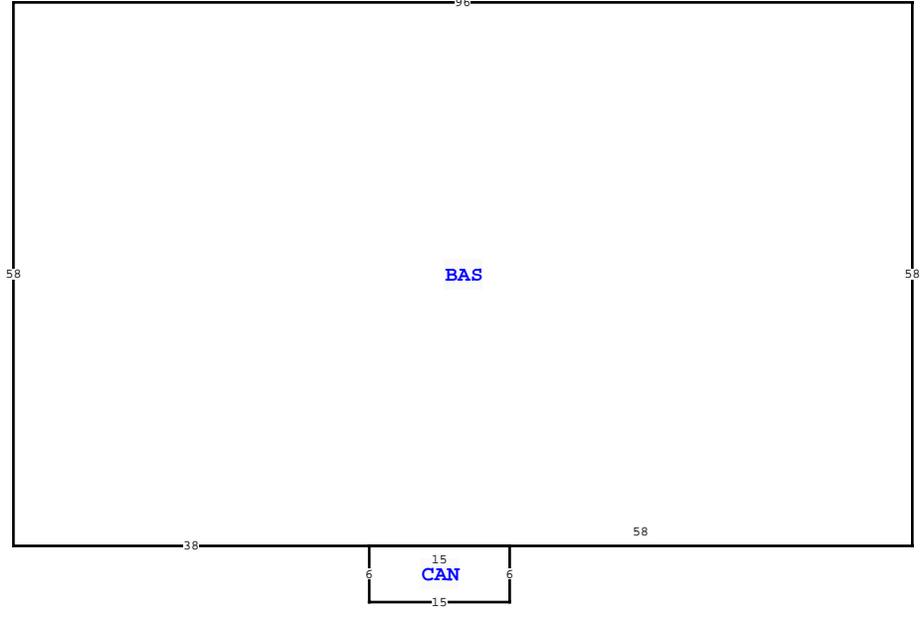
2026

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BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	24	CORG METAL 100	
Roof Structur	04	WOOD TRUSS 100	
Roof Cover	01	MINIMUM 100	
Interior Wall	07	NONE 100	
Interior Floo	03	CONC FINSH 100	
Air Condition	01	NONE 100	
Heating Type	01	NONE 100	
Plumbing		0 100	
Frame	02	WOOD FRAME 100	
Story Height		14 100	
RMS		1 100	
Stories	1.	1. 100	
Units		0 100	
Condition Adj	02	02 100	
Quality	01	01	
DOR CODE	1117 STORE/OFFICE		
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	34316.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	5,568	100	
CAN	90	30	
TOTALS	5,658		
TOTALS		5,595	23,186

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
4	WAREH	STOR	0%	- 0								
				Heated Area:	5568			HX Base Yr				



COLUMBIA COUNTY PROPERTY		PAGE 3 of 9	2
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE	1,336,972		
TOTAL MARKET OB/XF VALUE	56,047		
TOTAL LAND VALUE - MARKET	150,590		
TOTAL MARKET VALUE	1,543,609		
SOH/AGL Deduction	0		
ASSESSED VALUE	1,543,609		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	1,543,609		
TOTAL JUST VALUE	1,543,609		
NCON VALUE	5,700		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	1,493,071		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
11169	PUMP/UTPOL	30	05/20/1996

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD	SALE PRICE
1355/0563	1/17/2018	WD U	I	I	30	100
GRANTOR: H WAYNE MORRELL TRUST						
GRANTEE: MORRELL'S LEGACY LL						
1355/0550	1/17/2018	WD U	I	I	30	100
GRANTOR: H WAYNE MORRELL TRUST						
GRANTEE: MORRELL'S LEGACY LL						

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
461 SW DEPUTY J DAVIS LN, LAKE CITY																

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W96 S58 E38 CAN= S6 E15 N6 W15 E58 N58.	

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





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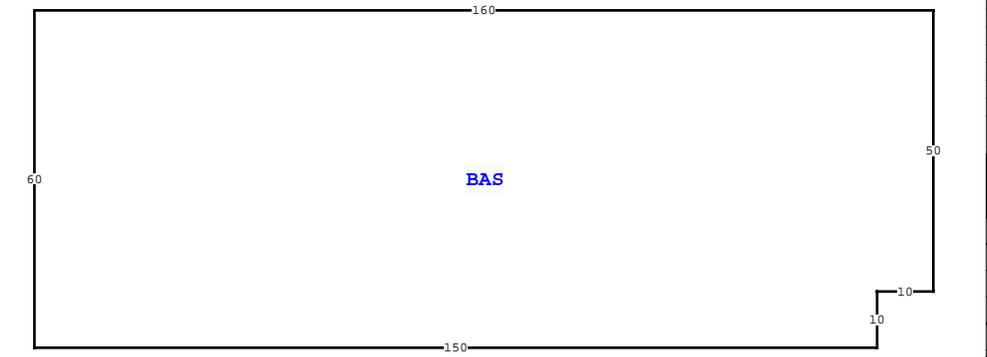
**2026**

34-3S-16-02475-001



ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	03	PART.FIN. 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		0 100
Frame	05	STEEL 100
Story Height		15 100
RMS		1 100
Stories	1.	1. 100
Units		0 100
Condition Adj	02	02 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND	
8700	06	9,500	78.4080	31.36	297,920	2000	2000	0	0	10	33.00	57.00	



Quality	05	05			
DOR CODE	1117 STORE/OFFICE				
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	9,500	100		9,500	169,814
TOTALS	9,500			9,500	169,814

461 SW DEPUTY J DAVIS LN, LAKE CITY

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

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

COLUMBIA COUNTY PROPERTY		PAGE 6 of 9	2
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
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ASSESSED VALUE		1,543,609	
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BASE TAXABLE VALUE		1,543,609	
TOTAL JUST VALUE		1,543,609	
NCON VALUE		5,700	
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PREVIOUS YEAR MKT VALUE		1,493,071	

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SALES DATA						
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1355/0563	1/17/2018	WD U	I	I	30	100
GRANTOR: H WAYNE MORRELL TRUST						
GRANTEE: MORRELL'S LEGACY LL						
1355/0550	1/17/2018	WD U	I	I	30	100
GRANTOR: H WAYNE MORRELL TRUST						
GRANTEE: MORRELL'S LEGACY LL						

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W160 S60 E150 N10 E10 N50\$.





