

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

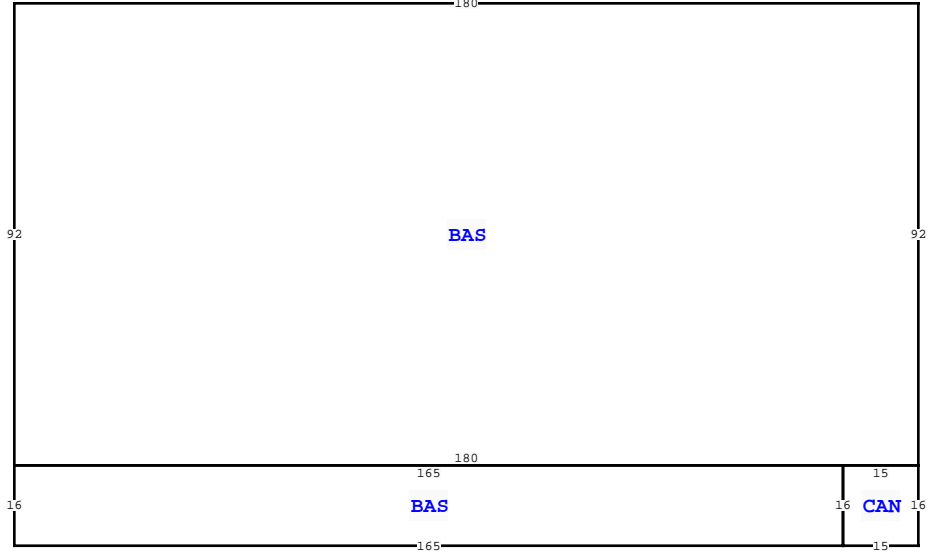
MORRELL'S LEGACY LLC
212 SW COTTAGE GLEN
LAKE CITY, FL 32024

2026

34-3S-16-02475-001

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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	YEAR
BAS	2,640	100	
BAS	16,560	100	
CAN	240	30	
TOTALS	19,440		

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				



COLUMBIA COUNTY PROPERTY		PAGE 1 of 9	2
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE		1,270,279	
TOTAL MARKET OB/XF VALUE		56,047	
TOTAL LAND VALUE - MARKET		159,841	
TOTAL MARKET VALUE		1,486,167	
SOH/AGL Deduction		0	
ASSESSED VALUE		1,486,167	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		1,486,167	
TOTAL JUST VALUE		1,486,167	
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												
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

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

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

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

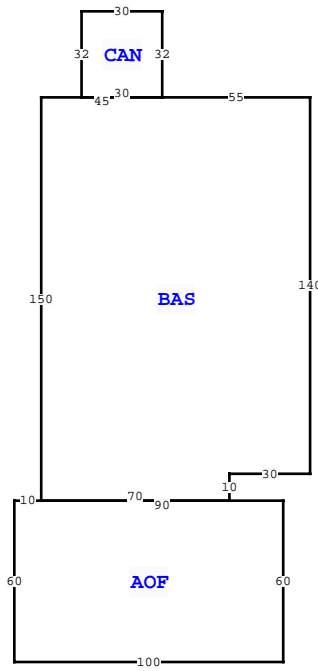
MORRELL'S LEGACY LLC
212 SW COTTAGE GLEN
LAKE CITY, FL 32024

2026

34-3S-16-02475-001
VALUATION SUMMARY

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		

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					



COLUMBIA COUNTY PROPERTY		PAGE 2 of 9	2
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE	1,270,279		
TOTAL MARKET OB/XF VALUE	56,047		
TOTAL LAND VALUE - MARKET	159,841		
TOTAL MARKET VALUE	1,486,167		
SOH/AGL Deduction	0		
ASSESSED VALUE	1,486,167		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	1,486,167		
TOTAL JUST VALUE	1,486,167		
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	
														TOTAL OB/XF	34,580		

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

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

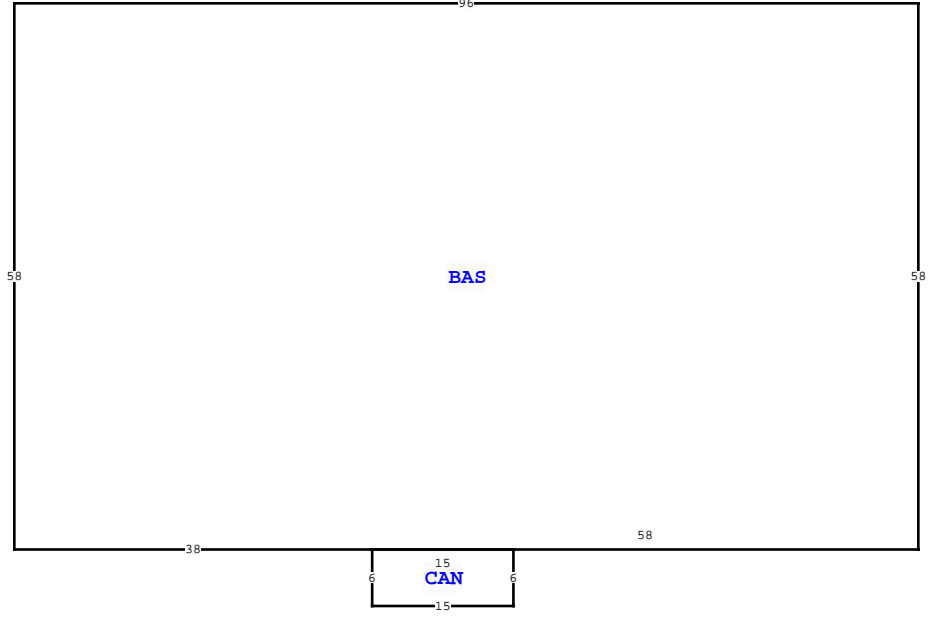
MORRELL'S LEGACY LLC
212 SW COTTAGE GLEN
LAKE CITY, FL 32024

2026

34-3S-16-02475-001


BUILDING CHARACTERISTICS		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	22,030

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
8400	06	5,595	29.6055	11.25	62,944	1973	1973	0	0	15	50.00	35.00
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	1,270,279		
TOTAL MARKET OB/XF VALUE	56,047		
TOTAL LAND VALUE - MARKET	159,841		
TOTAL MARKET VALUE	1,486,167		
SOH/AGL Deduction	0		
ASSESSED VALUE	1,486,167		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	1,486,167		
TOTAL JUST VALUE	1,486,167		
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	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
461 SW DEPUTY J DAVIS LN, LAKE CITY																
BLD DATE: 05/14/2026 MLU																
XF DATE:																
INC DATE:																

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	
0																									

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

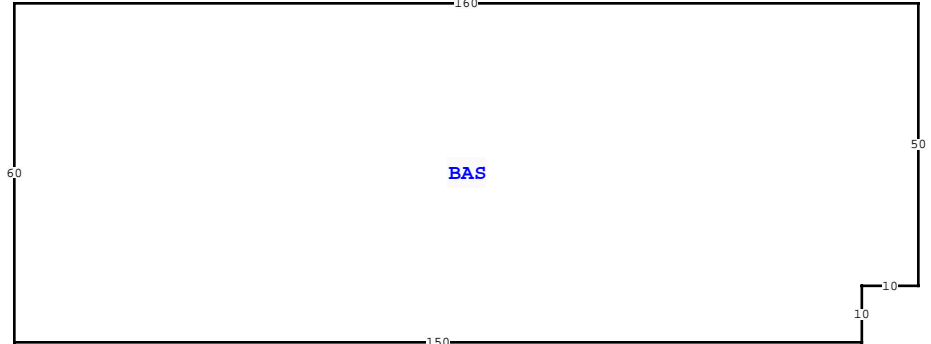
MORRELL'S LEGACY LLC
212 SW COTTAGE GLEN
LAKE CITY, FL 32024

2026

34-3S-16-02475-001


BUILDING CHARACTERISTICS	
ELEMENT	CD
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	29.80	283,100	2000	2000	0	0	10	33.00	57.00	
7 PREF M B A 0% - 0 Heated Area: 9500 HX Base Yr													



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	161,367
TOTALS	9,500			9,500	161,367

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:	
BUILDING MARKET VALUE		1,270,279	
TOTAL MARKET OB/XF VALUE		56,047	
TOTAL LAND VALUE - MARKET		159,841	
TOTAL MARKET VALUE		1,486,167	
SOH/AGL Deduction		0	
ASSESSED VALUE		1,486,167	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		1,486,167	
TOTAL JUST VALUE		1,486,167	
NCON VALUE		5,700	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		1,493,071	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

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						

BUILDING NOTES

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

