COMM NE COR OF NW1/4 OF SW1/4,
RUN S 635 FT FOR POB, CONT S
635 FT, W 481.51 FT, N 639.93

MORSE EDWARD N/MORSE APRIL D
209 SE WILLOWHAVEN CT
LAKE CITY, FL 32025

2027

36-4S-17-09046-000

BUILDING CHARACTERISTICS

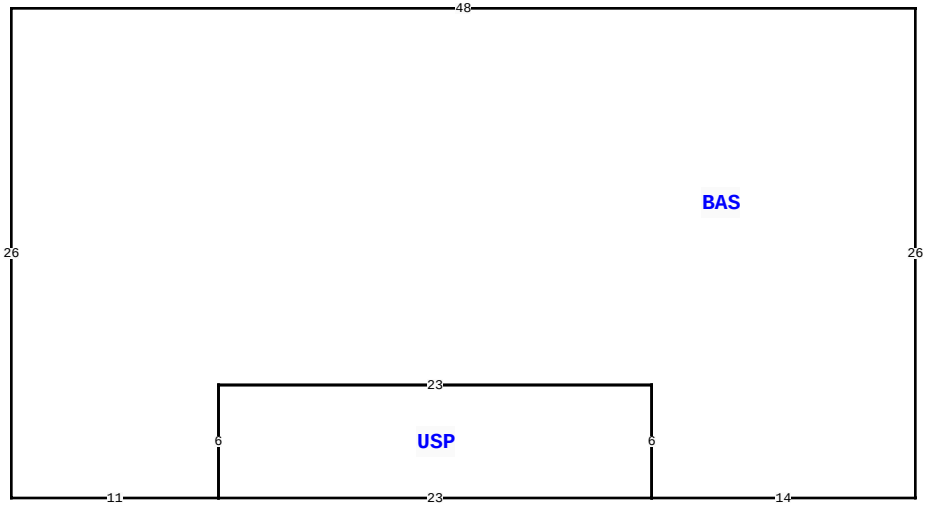
ELEMENT	CD	CONSTRUCTION
Exterior Wall	04	SINGLE SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	05	ASPH TILE 10
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	36417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,110	100		1,110	54,690
USP	138	35		48	2,365
TOTALS	1,248			1,158	57,054

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,158	68.9051	75.80	87,776	1900	1950	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 1110 HX Base Yr



110 SE WILLOWHAVEN CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 MLU
INC DATE		AG DATE	

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	57,054
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	72,000
TOTAL MARKET VALUE	70,734
SOH/AGL Deduction	0
ASSESSED VALUE	70,734
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	70,734
TOTAL JUST VALUE	129,054
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	130,086

LAND:3:1: JOINS PARCEL 09049-004

SALE:1:1: 7 ACRES WITH IMP

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044779	Remodel	35,696	11/03/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0876/1383	3/11/1999	WD	Q	I		45,000
GRANTOR: PAGE						
GRANTEE: MORSE						
0799/1152	12/21/1994	WD	Q	I		37,500
GRANTOR: CAROLYN CHESHIRE						
GRANTEE: WILLIAM W PAGE III						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W48 S26 E11 USP= E23 N6 W23 S6$ N6 E23 S6 E14 N26$.

LAND DESCRIPTION

TOTAL OB/XF 0

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	0100	C	SFR	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	12,000.00	12,000.00	12,000							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	6.00	AC		1.00	1.00	1.00	280.00	280.00	1,680							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	6.00	AC		1.00	1.00	1.00	10,000.00	10,000.00	60,000							

REVIEW DATE 07/18/2017 BY DF Total Acres: 7.00 Total Land Value: 13,680 Market: 60,000 Agricultural: 1,680 Common: 12,000 PRINTED 11/17/2026 BY SYS