COMM SW COR OF SEC, RUN E
1329.29 FT, N 1638.20 FT, E
30.35 FT FOR POB, CONT E

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

2027

36-4S-17-09049-004

BUILDING CHARACTERISTICS

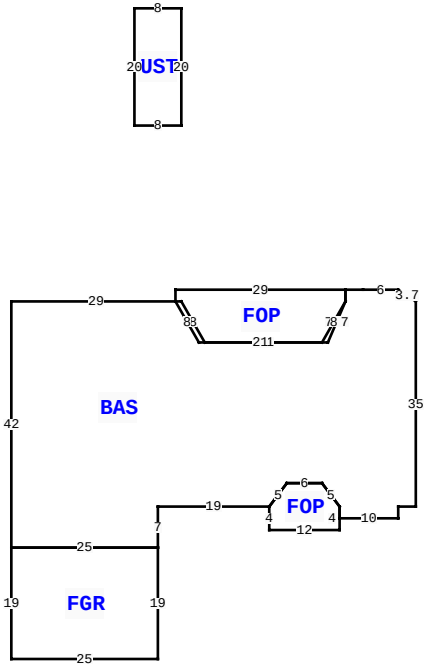
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	12	CEDAR 10
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	07	07
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	2,424	100		2,424	247,451
FGR	475	55		261	26,644
FOP	84	30		25	2,552
FOP	233	30		70	7,146
UST	160	45		72	7,350
TOTALS	3,376			2,852	291,143

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,852	130.7075	143.78	410,061	1996	1996	0	0	0	29.00	71.00

1 SINGLE FAM 100% - 1997 Heated Area: 2424 HX Base Yr 1997



209 SE WILLOWHAVEN CT, LAKE CITY

BLD DATE		LGL DATE	05/06/2026 MLU
XF DATE		LAND DATE	
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
1	0166	CONC,PAVMT	0	100	17	32	544.00	UT	1.50	1.50	100	0	0	3	100	816	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
3	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	2,000	
4	0020	BARN,FR	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	800	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		291,143
TOTAL MARKET OB/XF VALUE		4,816
TOTAL LAND VALUE - MARKET		23,000
TOTAL MARKET VALUE		312,099
SOH/AGL Deduction		96,622
ASSESSED VALUE		215,477
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		164,066
TOTAL JUST VALUE		318,959
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		314,565

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000056816	Roof Replacement	19,300	10/20/2026

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W29 S42 FGR= S19 E25 N19 W25$ E25 N7 E19 FOP= S4 E12 N4 L3 U4 W6 D4 L3 $ R3 U4 E6 D4 R3 S2 E10 N2 E3 N35 U2 L3 W6 / W3/ FOP= W29S2 R4 D7 E21 U7 R4 N2$ S2 L3 D7 W21 U7 L4 $ PTR= N30 UST= N20 W8 S20 E8$ S30$.

LAND DESCRIPTION

TOTAL OB/XF 4,816

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	100		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	16,000.00	16,000.00	16,000							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	0.50	AC		1.00	1.00	1.00	280.00	280.00	140							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	0.50	AC		1.00	1.00	1.00	14,000.00	14,000.00	7,000							

REVIEW DATE 07/18/2017 BY DF Total Acres: 1.50 Total Land Value: 16,140 Market: 7,000 Agricultural: 140 Common: 16,000 PRINTED 11/17/2026 BY SYS