

COMM NE COR OF SE1/4 OF NW1/4, R  
S 404.76 FT FOR POB, CONT S 261.  
FT, N 21.21 FT, N 33 DEG E 207 F

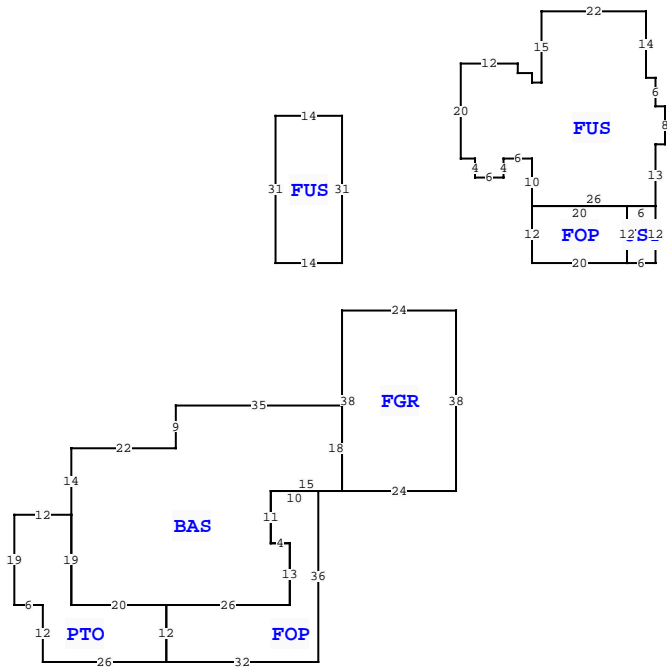
ELLIS ROBERT B  
P O BOX 88  
LAKE CITY, FL 32056-0088

**2025**

03-4S-17-07490-002

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	21	STONE 90	
Exterior Wall	32	HARDIE BRD 10	
Roof Structure	08	IRREGULAR 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	14	CARPET 80	
Interior Floor	15	HARDTILE 20	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		4 100	
Bathrooms		3.5 100	
Frame	02	WOOD FRAME 100	
Stories	2.	2. 100	
Architectual	05	CONV 100	
Units		0 100	
Condition Adj	03	03 100	
Kitchen Adjus	01	01 100	
Quality	09	09	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	3417.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	1,888	100	1,888
FGR	912	55	502
FOP	240	30	72
FOP	572	30	172
FUS	434	100	434
FUS	1,342	100	1,342
PTO	540	5	27
UST	72	45	32
TOTALS	6,000		4,469
			602,234

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	4,469	162.4609	170.58	762,322	2002	2002	0	0	21.00	79.00
1 SINGLE FAM - 100% - 2010 Heated Area: 3664 HX Base Yr 2010											



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			602,234
TOTAL MARKET OB/XF VALUE			1,200
TOTAL LAND VALUE - MARKET			37,800
TOTAL MARKET VALUE			641,234
SOH/AGL Deduction			217,640
ASSESSED VALUE			423,594
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			373,594
TOTAL JUST VALUE			641,234
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			641,234

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049356	Roof Replacement	2,700	03/05/2024
18211	SFR	553	04/25/2001

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1160/2524	6/04/2008	WD Q	Q	I	03	100
GRANTOR: CHASE HOME FINANCE LL						
GRANTEE: ROBERT B ELLIS						
1128/1455	7/19/2007	WD Q	Q	I	03	220,000
GRANTOR: CHASE HOME FINANCE LL						
GRANTEE: FLORIDA HOLDING TRU						

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	0169	FENCE/WOOD	0	100	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	1,200	

BLD DATE  
XF DATE  
INC DATE  
LGL DATE  
LAND DATE  
AG DATE

283 SE MORNING GLORY CT, LAKE CITY

BUILDING NOTES											

**BUILDING DIMENSIONS**  
 BAS= W35 S9 W22 S14 PTO= W12 S19 E6 S12 E26 N12 W20 N19\$ S19  
 E20 FOP= S12 E32 N36 W10 S11 E4 S13 W26\$ E26 N13 W4 N11 E15  
 FGR= E24 N38 W24 S38\$ N18\$ PTR= N30 FUS= N31 W14 S31 E14\$  
 S30\$ PTR= N30 E40 FOP= E20 UST= E6 N12 FUS= N13 E2 N8 W2 N6  
 W2 N14 W22 S15 W2 N2 W3 N2 W12 S20 E3 S4 E6 N4 E6 S10 E26\$ W6  
 S12 \$ N12 W20 S12\$ S30 W40\$.

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	100		A-1	0.00	0.00	4.20	AC		1.00	1.00	1.00	9,000.00	9,000.00	37,800							