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

2026

03-4S-17-07490-002

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

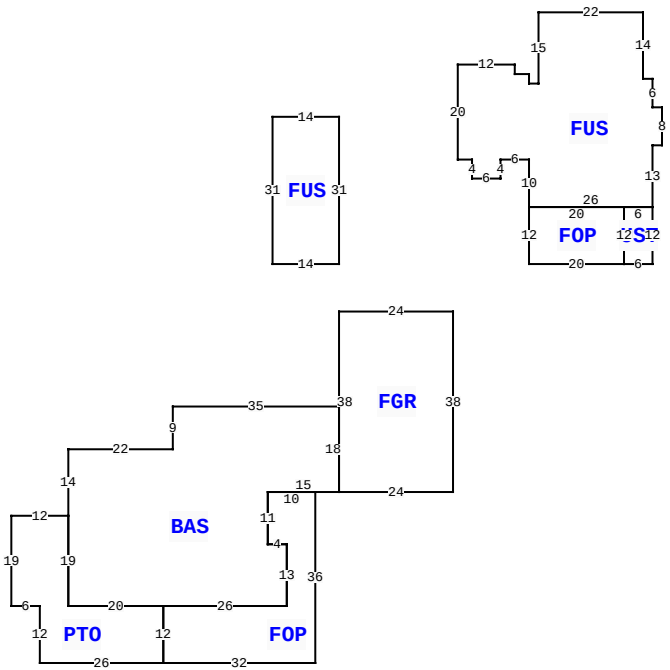
ELEMENT	CD	CONSTRUCTION
Exterior Wall	21	STONE 90
Exterior Wall	32	HARDIE BRD 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,888	100		1,888	264,526
FGR	912	55		502	70,335
FOP	240	30		72	10,088
FOP	572	30		172	24,099
FUS	434	100		434	60,808
FUS	1,342	100		1,342	188,026
PTO	540	5		27	3,783
UST	72	45		32	4,484
TOTALS	6,000			4,469	626,148

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	181.96	813,179	2002	2002	0	0	0	23.00	77.00

1 SINGLE FAM 100% - 2010 Heated Area: 3664 HX Base Yr 2010



283 SE MORNING GLORY CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/10/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		626,148
TOTAL MARKET OB/XF VALUE		1,200
TOTAL LAND VALUE - MARKET		42,000
TOTAL MARKET VALUE		669,348
SOH/AGL Deduction		233,471
ASSESSED VALUE		435,877
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		385,155
TOTAL JUST VALUE		669,348
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		677,480

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	I	03	100
GRANTOR: CHASE HOME FINANCE LL						
GRANTEE: ROBERT B ELLIS						
1128/1455	7/19/2007	WD	Q	I	03	220,000
GRANTOR: CHASE HOME FINANCE LL						
GRANTEE: FLORIDA HOLDING TRU						

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$.

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

LAND DESCRIPTION

TOTAL OB/XF 1,200

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	4.20	AC		1.00	1.00	1.00	10,000.00	10,000.00	42,000							

REVIEW DATE 03/27/2024 BY JS Total Acres: 4.20 Total Land Value: 42,000 Market: 0 Agricultural: 0 Common: 42,000 PRINTED 11/19/2025 BY SYS