LOT 1 BLOCK D & THE N 14.69 FT O
2 BLOCK D EASTSIDE VILLAGE UNIT

THE KIRBY D. MORGAN AND DOROTHY J MORGAN REVOCABLE
276 SE WILLOW DR
LAKE CITY, FL 32025

2025

03-4S-17-07592-171

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

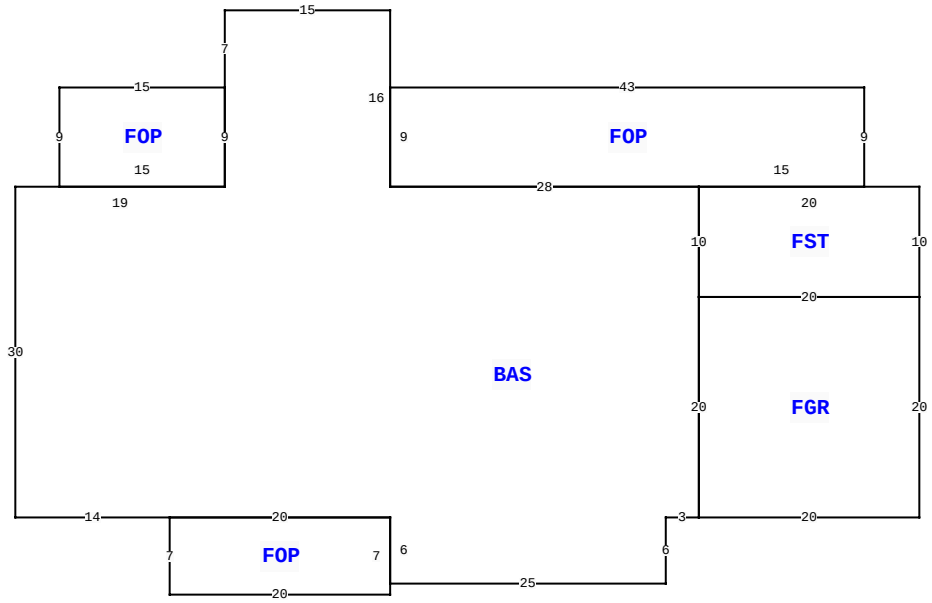
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 90
Exterior Wall	19	COMMON BRK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
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	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	3417.1100	1.10/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,250	100		2,250	182,315
FGR	400	55		220	17,826
FOP	135	30		40	3,241
FOP	140	30		42	3,403
FOP	387	30		116	9,400
FST	200	55		110	8,913
TOTALS	3,512			2,778	225,098

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,778	101.1840	124.66	346,305	1989	1989	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 2250 HX Base Yr



276 SE WILLOW DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		225,098
TOTAL MARKET OB/XF VALUE		5,055
TOTAL LAND VALUE - MARKET		24,750
TOTAL MARKET VALUE		254,903
SOH/AGL Deduction		117,519
ASSESSED VALUE		137,384
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		81,662
TOTAL JUST VALUE		254,903
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		240,837

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043755	Roof Replacement	18,900	02/22/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1331/0809	1/16/2017	WD	U	I	11	0
GRANTOR: DOROTHY MORGAN AS IND						
GRANTEE: DOROTHY MORGAN AS T						
0711/0672	9/05/1989	WD	Q	V		15,000
GRANTOR: DESOTO DEVELOPERS						
GRANTEE: KIRBY D MORGAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W15 S7 FOP= W15 S9 E15 N9$ S9 W19 S30 E14 FOP= S7 E20 N7 W20$ E20 S6 E25 N6 E3 FGR= E20 N20 W20 S20$ N20 FST= E20 N10 W20 S10$ N10 FOP= E15 N9 W43 S9 E28$ W28 N16$.

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	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
2	0166	CONC,PAVMT	0	100	16	50	1.00	UT	0.00	0.00	100	0	0	3	100	1,000	
3	0294	SHED WOOD/	0	100	14	15	210.00	UT	7.50	7.50	100	1993	1993	3	100	1,575	
4	0080	DECKING	0	100	8	12	96.00	UT	5.00	5.00	100	1993	1993	3	100	480	

LAND DESCRIPTION

TOTAL OB/XF 5,055

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		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.10	22,500.00	24,750.00	24,750							

REVIEW DATE 02/28/2017 BY DF Total Acres: 0.43 Total Land Value: 24,750 Market: 0 Agricultural: 0 Common: 24,750 PRINTED 08/15/2025 BY SYS