LOT 24 MAY-FAIR S/D UNIT 3.
WD 1101-2576, DC 1169-1724, WD 1

MORGAN TERRY B/MORGAN LATOSHI
P O BOX 1304
LAKE CITY, FL 32056-1304

2026

11-4S-16-02911-324

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

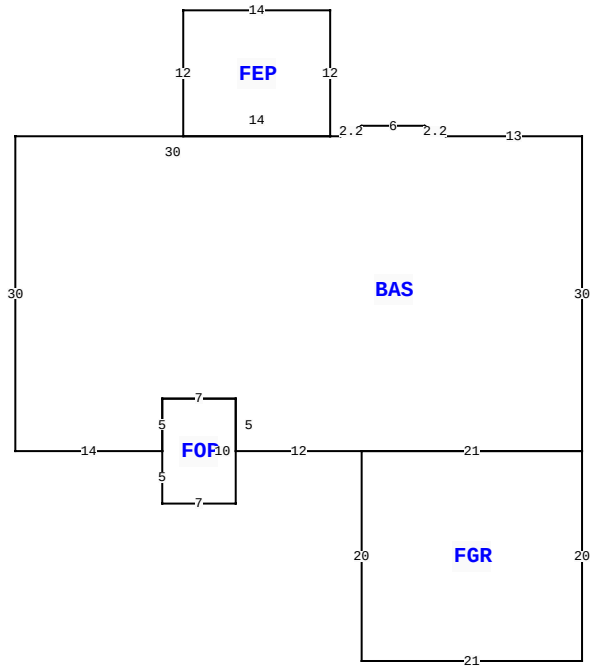
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	31	VINYL SID 20
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	06	06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	11416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,593	100		1,593	172,394
FEP	168	80		134	14,501
FGR	420	55		231	24,999
FOP	70	30		21	2,273
TOTALS	2,251			1,979	214,167

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,979	120.7017	135.19	267,541	2006	2006	0	0	0	19.95	80.05

1 SINGLE FAM 100% - 2011 Heated Area: 1593 HX Base Yr 2011



258 SW LUCILE CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/03/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		214,167
TOTAL MARKET OB/XF VALUE		7,204
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		256,371
SOH/AGL Deduction		85,832
ASSESSED VALUE		170,539
TOTAL EXEMPTION VALUE	HX HB VX	55,722
BASE TAXABLE VALUE		114,817
TOTAL JUST VALUE		256,371
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		259,180

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049476	Roof Replacement	22,671	03/21/2024
24827	SFR	527	08/03/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1536/1696	3/27/2025	WD	U	I	11	100
GRANTOR: MORGAN TERRY B						
GRANTEE: MORGAN TERRY B						
1195/0004	5/19/2010	WD	Q	I	01	160,000
GRANTOR: MARGARITA DIXON						
GRANTEE: TERRY B MORGAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W13 U1 L2 W6 L2 D1 W1 FEP= N12 W14 S12 E14$ W30 S30 E14 FOP= S5 E7 N10 W7 S5$ N5 E7 S5 E12 FGR= S20 E21 N20 W21$ E21 N30$.

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	0	0	853.00	UT	3.00	3.00	100	2006	2006	3	100	2,559	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	1,100	
3	0130	CLFENCE 5	0	100	0	0	370.00	UT	8.50	8.50	100	2009	2009	3	100	3,145	
4	0258	PATIO	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	400	

LAND DESCRIPTION

TOTAL OB/XF 7,204

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-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 04/16/2024 BY JS Total Acres: 0.52 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 10/01/2025 BY SYS