LOT 3 ROLLING MEADOWS S/D.
WD 1065-1010, WD 1065-1227, WD 1

DICE INA KATHLEEN
165 SW MORNING GLORY DR
LAKE CITY, FL 32024

2026

15-4S-16-03023-503

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

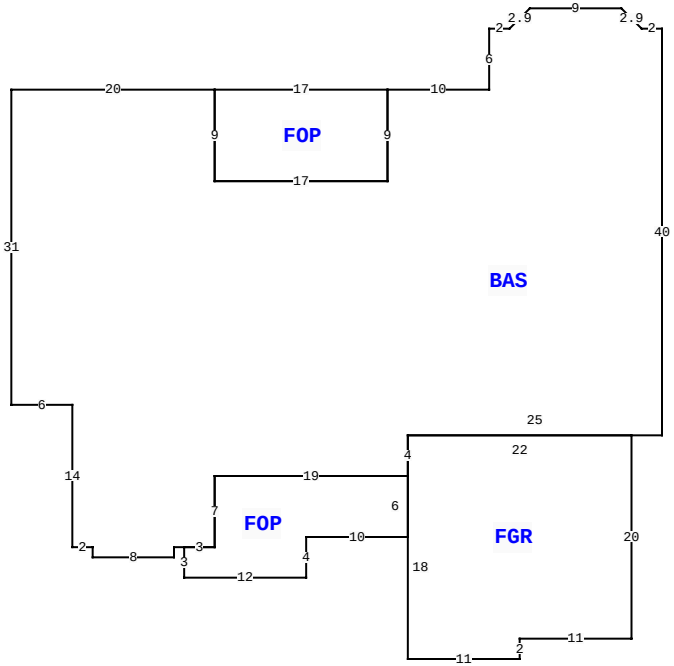
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 90
Exterior Wall	19	COMMON BRK 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	02	02 100
Quality	07	07
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	15416.070	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,367	100		2,367	288,132
FGR	462	55		254	30,919
FOP	153	30		46	5,600
FOP	159	30		48	5,843
TOTALS	3,141			2,715	330,494

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,715	132.5455	148.45	403,042	2007	2007	0	0	0	18.00	82.00

1 SINGLE FAM 0% - 2025 Heated Area: 2367 HX Base Yr



165 SW MORNING GLORY DR, 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: 3	Tax Dist:
BUILDING MARKET VALUE	330,494
TOTAL MARKET OB/XF VALUE	35,749
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	401,243
SOH/AGL Deduction	0
ASSESSED VALUE	401,243
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	401,243
TOTAL JUST VALUE	401,243
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	406,469

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047344	Roof Replacement	24,432	05/31/2023
27070	POOL	220	06/09/2008
25574	SFR	705	02/28/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1414/1391	7/01/2020	LE	U	I	14	100
GRANTOR: NANCY C O'GUIN (ENH L						
GRANTEE: INA KATHLEEN DICE (						
1334/1282	4/07/2017	WD	Q	I	01	269,900
GRANTOR: MICHEL JW & SARAH JIM						
GRANTEE: NANCY C O'GUIN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W10 FOP= W17 S9 E17 N9$ S9 W17 N9 W20 S31 E6 S14 E2 S1 E8 N1 E1 FOP= S3 E12 N4 E10 N6 W19 S7 W3$ E3 N7 E19 FGR= S18 E11 N2 E11 N20 W22 S4$ N4 E25 N40 W2 U2 L2 W9 L2 D2 W2 S6$.

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	0	0	0	1.00	UT	2,000.00	2,000.00	100	2007	2007	3	100	2,000	
2	0166	CONC,PAVMT	0	0	0	0	2,600.00	UT	3.00	3.00	100	2007	2007	3	100	7,800	
3	0280	POOL R/CON	0	0	0	0	569.00	UT	70.00	70.00	100	2008	2008	3	58	23,101	
4	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	800	
5	0169	FENCE/WOOD	0	0	0	0	260.00	UT	10.50	10.50	75	2014	2014	3	75	2,048	

LAND DESCRIPTION

TOTAL OB/XF 35,749

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	0		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 06/24/2024 BY KS Total Acres: 0.51 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/19/2025 BY SYS