LOT 6 ROLLING MEADOWS S/D.
WD 1065-1010, WD 1065-1227, CT 1

KANNADY ANDREA
231 SW MORNING GLORY DR
LAKE CITY, FL 32024

2026

15-4S-16-03023-506

BUILDING CHARACTERISTICS

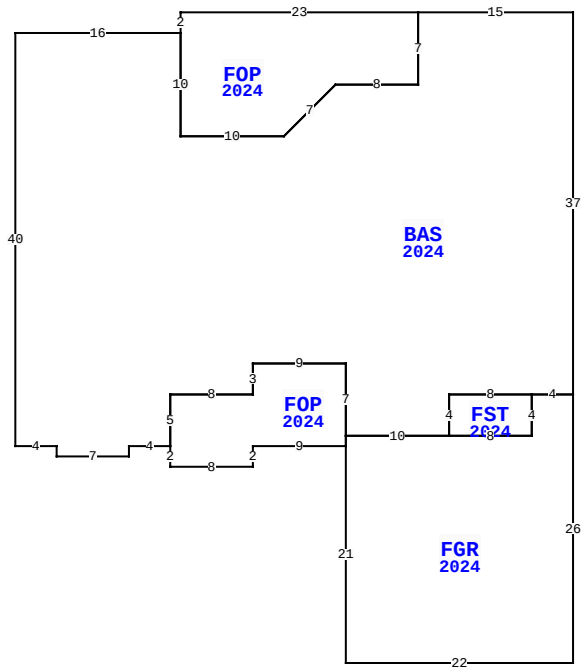
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
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	15416.070	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,838	100	2024	1,838	236,971
FGR	500	55	2024	275	35,455
FOP	128	30	2024	38	4,899
FOP	224	30	2024	67	8,639
FST	32	55	2024	18	2,321
TOTALS	2,722			2,236	288,285

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,236	117.4635	131.56	294,168	2023	2023	0	0	0	2.00	98.00

1 SINGLE FAM 100% - 2024 Heated Area: 1838 HX Base Yr 2024



231 SW MORNING GLORY DR, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		288,285
TOTAL MARKET OB/XF VALUE		1,380
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		324,665
SOH/AGL Deduction		128,961
ASSESSED VALUE		195,704
TOTAL EXEMPTION VALUE	HX HB 13	195,704
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		324,665
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		327,606

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046255	New Residential C	210,000	01/12/2023
26838	SFR	901	03/12/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1495/282	7/10/2023	WD	Q	I	01	385,000
GRANTOR: TERRY CRAIG						
GRANTEE: KANNADY ANDREA						
1473/1464	8/16/2022	WD	Q	V	01	40,000
GRANTOR: RAYMER TAMMY J						
GRANTEE: TERRY CRAIG						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=60,10] S40 E4 S1 E7 N1 E4 N5 E8 N3 E9 S7 E10 N4 E8 E4 N37 W15 S7 W8 D5L5 W10 N10 W16 $
FGR=[YR=2024;ORIG=92,49] S1 S21 E22 N26 W4 S4 W8 W10 $
FOP=[YR=2024;ORIG=76,10] S10 E10 U5R5 E8 N7 W23 S2 $
FOP=[YR=2024;ORIG=75,45] S5 S2 E8 N2 E9 N1 N7 W9 S3 W8 $
FST=[YR=2024;ORIG=102,45] S4 E8 N4 W8 $
.

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	460.00	UT	3.00	3.00	100	2024	2023		100	1,380	

LAND DESCRIPTION

TOTAL OB/XF 1,380

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	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 11/29/2023 BY HC Total Acres: 0.50 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 09/30/2025 BY SYS