LOT 7 ROLLING MEADOWS S/D.
WD 1063-1963. WD 1067-2446.

DAVIS PATSY M
3037 S PONTE VEDRA BLVD
PONTE VEDRA, FL 32082

2026

15-4S-16-03023-507

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
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		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	07	07

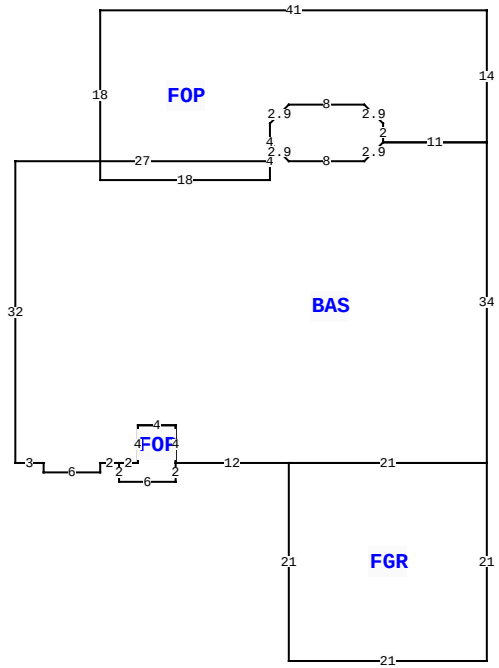
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 15416.070 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,680	100		1,680	195,244
FGR	441	55		243	28,241
FOP	28	30		8	930
FOP	666	30		200	23,243
TOTALS	2,815			2,131	247,658

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,131	125.0172	140.02	298,383	2008	2008	0	0	0	17.00	83.00

1 SINGLE FAM 0% - 2022 Heated Area: 1680 HX Base Yr



253 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	247,658
TOTAL MARKET OB/XF VALUE	2,640
TOTAL LAND VALUE - MARKET	31,500
TOTAL MARKET VALUE	281,798
SOH/AGL Deduction	0
ASSESSED VALUE	281,798
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	281,798
TOTAL JUST VALUE	281,798
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	284,782

PERMIT NUM	DESCRIPTION	AMT	ISSUED
25845	SFR	551	05/24/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1230/1843	2/24/2012	WD	U	I	38	128,500
GRANTOR: RAYBURN ROWE						
GRANTEE: PASTY DAVIS						
1152/0544	6/11/2008	WD	Q	I		206,000
GRANTOR: SOUTHEAST DEVELOPERS						
GRANTEE: RAYBURN ROWE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W11 N2 L2 U2 W8 D2 L2 S4 W27 S32 E3 S1 E6 N1 E2 FOP= S2 E6 N2 N4 W4 S4 W2$ E2 N4 E4 S4 E12 FGR= S21 E21 N21 W21$ E21 N34$ FOP= N14 W41 S18 E18 N4 R2 D2 E8 U2 R2 E11$.

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	0	0	0	880.00	UT	3.00	3.00	100	2008	2008	3	100	2,640	

LAND DESCRIPTION

TOTAL OB/XF 2,640

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	0.90	35,000.00	31,500.00	31,500							

REVIEW DATE 06/24/2024 BY KS Total Acres: 0.51 Total Land Value: 31,500 Market: 0 Agricultural: 0 Common: 31,500 PRINTED 11/19/2025 BY SYS