LOT 8 ROLLING MEADOWS S/D.
WD 1151-33, WD 1237-1631, WD 124

LARSEN CHASE EARL/LARSEN SUNITA GOEL
283 SW MORNING GLORY DR
LAKE CITY, FL 32024

2025

15-4S-16-03023-508

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	13	LAM/VNLPLK 100
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
Units		0 100
Quality	07	07

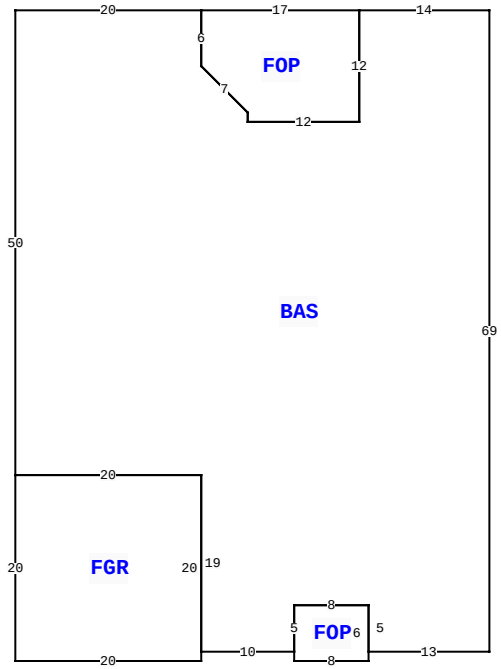
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 15416.070 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,913	100		2,913	373,703
FGR	400	55		220	28,224
FOP	48	30		14	1,796
FOP	187	30		56	7,184
TOTALS	3,548			3,203	410,906

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,203	120.5710	135.04	432,533	2019	2019	0	0	0	5.00	95.00

1 SINGLE FAM – 100% - 2020 Heated Area: 2913 HX Base Yr 2020



283 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		410,906
TOTAL MARKET OB/XF VALUE		2,806
TOTAL LAND VALUE - MARKET		31,500
TOTAL MARKET VALUE		445,212
SOH/AGL Deduction		183,613
ASSESSED VALUE		261,599
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		210,877
TOTAL JUST VALUE		445,212
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		419,086

PERMIT NUM	DESCRIPTION	AMT	ISSUED
37739	SFR	1,222	02/12/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1360/1490	5/12/2018	QC	U	V	11	100
GRANTOR: ASHA GOEL						
GRANTEE: CHASE EARL LARSEN &						
1310/2171	2/26/2016	WD	Q	V	01	13,000
GRANTOR: SHAYNE & BROOKE BARBE						
GRANTEE: ASHA GOEL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W14 FOP= W17 S6 D5 R5 S1 E12 N12$ S12 W12 N1 L5 U5 N6 W20 S50 FGR= S20 E20 N20 W20$ E20 S19 E10 FOP= S1 E8 N6 W8 S5$ N5E8 S5 E13 N69$.

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	1,247.00	UT	2.25	2.25	100	2019	2019	3	100	2,806	

LAND DESCRIPTION

TOTAL OB/XF 2,806

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	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 06/20/2025 BY SYS