

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LAM/VNLPLK 100
Interior Floor	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	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 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	2,134	100		2,134	277,017
FGR	832	55		458	59,454
FOP	202	30		61	7,918
FOP	228	30		68	8,827

TOTALS 3,396 2,721 353,217

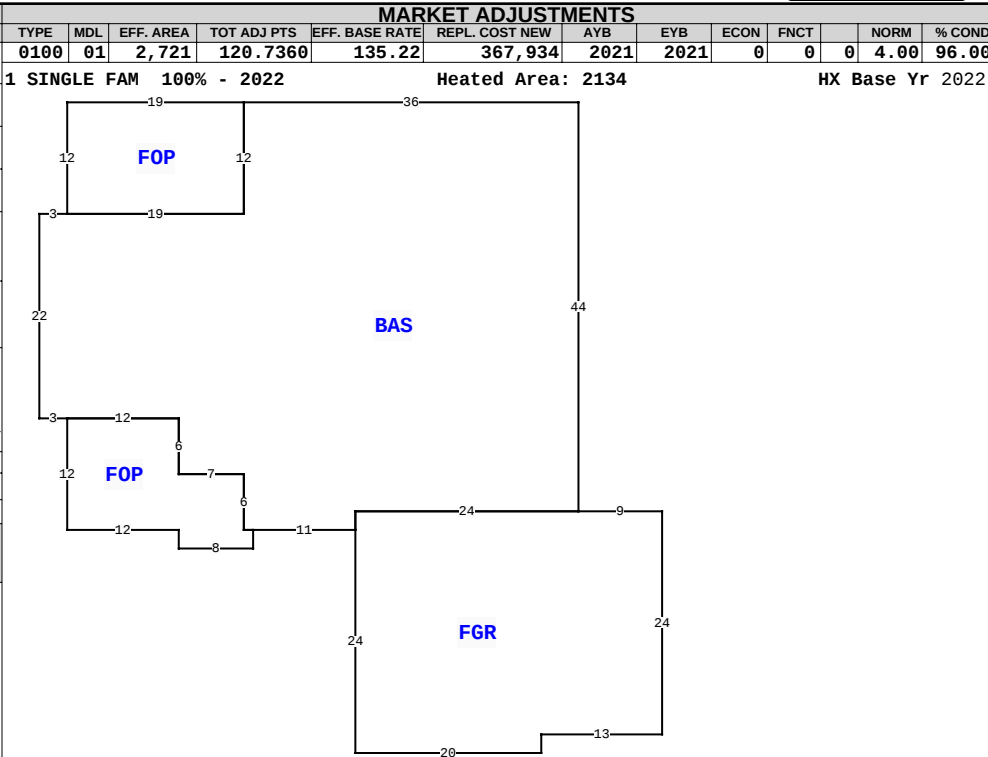
EXTRA FEATURES

L N	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	0104	GENERATOR	0 100	0 0	1.00	UT	6,000.00	6,000.00	100	2021	2021		75	4,500	
2	0166	CONC, PAVMT	0 100	0 0	1,200.00	UT	3.00	3.00	100	2022	2021		100	3,600	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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 06/24/2024 BY KS



311 SW MORNING GLORY DR, LAKE CITY

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

04/03/2025 MLU

COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	3
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE				353,217	
TOTAL MARKET OB/XF VALUE				8,100	
TOTAL LAND VALUE - MARKET				35,000	
TOTAL MARKET VALUE				396,317	
SOH/AGL Deduction				41,643	
ASSESSED VALUE				354,674	
TOTAL EXEMPTION VALUE		HX HB		50,722	
BASE TAXABLE VALUE				303,952	
TOTAL JUST VALUE				396,317	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				400,296	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000041896	Electrical Servic	0	05/12/2021
40619	SFR	0	09/28/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1391/1311	8/14/2019	WD	Q	V	01	23,000
GRANTOR: THEODORE W HATEM						
GRANTEE: DWIGHT V & BRENDA K						
1216/2717	6/17/2011	WD	U	V	38	7,000
GRANTOR: MARTIN HOME BUILDERS						
GRANTEE: THEODORE W HATEM						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=-20,-20] S22 E3 E12 S6 E7 S6 E1 E11 N2 E24 N44 W36
S12 W19 W3 \$
FGR=[ORIG=14,12] S2 S24 E20 N2 E13 N24 W9 W24 \$
FOP=[ORIG=-17,-32] S12 E19 N12 W19 \$
FOP=[ORIG=-17,2] S12 E12 S2 E8 N2 W1 N6 W7 N6 W12 \$
.