LOT 12 ROLLING MEADOWS S/D.
SWD 1063-670, CWD 1104-1339

WILSON FLOYD Y/WILSON TRACY A
357 SW MORNING GLORY DR
LAKE CITY, FL 32024

**2026**

**15-4S-16-03023-512**

## COLUMBIA COUNTY PROPERTY



## BUILDING CHARACTERISTICS

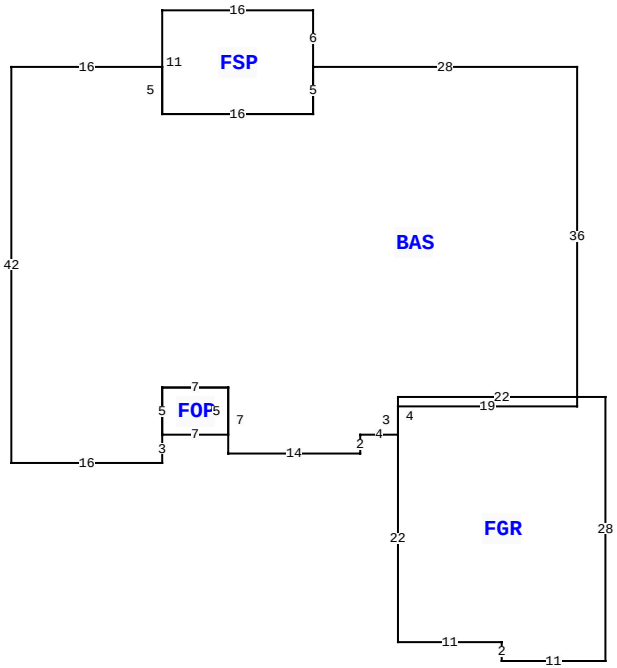
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 32 | HARDIE BRD 80 |
| Exterior Wall | 19 | COMMON BRK 20 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 70 |
| Interior Floo | 15 | HARDTILE 30 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| Bathrooms | | 2 100 |
| 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 | 2,244 | 100 | | 2,244 | 263,831 |
| FGR | 594 | 55 | | 327 | 38,446 |
| FOP | 35 | 30 | | 10 | 1,176 |
| FSP | 176 | 40 | | 70 | 8,230 |
| TOTALS | 3,049 | | | 2,651 | 311,682 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,651 | 129.6026 | 145.15 | 384,793 | 2006 | 2006 | 0 | 0 | 0 | 19.00 | 81.00 |

1 SINGLE FAM 100% - 2007 Heated Area: 2244 HX Base Yr 2007




357 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 | | 311,682 |
| TOTAL MARKET OB/XF VALUE | | 12,492 |
| TOTAL LAND VALUE - MARKET | | 35,000 |
| TOTAL MARKET VALUE | | 359,174 |
| SOH/AGL Deduction | | 118,271 |
| ASSESSED VALUE | | 240,903 |
| TOTAL EXEMPTION VALUE | HX HB VX | 55,722 |
| BASE TAXABLE VALUE | | 185,181 |
| TOTAL JUST VALUE | | 359,174 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 363,022 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 000045618 | Roof Replacement | 22,840 | 10/04/2022 |
| 24142 | SFR | 685 | 02/16/2006 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1104/1339 | 12/08/2006 | WD | Q | I | | 301,400 |
| GRANTOR: ADAM'S FRAMING & CONS | | | | | | |
| GRANTEE: FLOYD & TRACY WILSO | | | | | | |
| 1063/0670 | 10/26/2005 | WD | Q | V | | 126,000 |
| GRANTOR: RML HOLDINGS | | | | | | |
| GRANTEE: ADAM'S FRAMING AND | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W28 FSP= N6 W16 S11 E16 N5$ S5 W16 N5 W16 S42 E16 N3
FOP= E7 N5 W7 S5$ N5 E7 S7 E14 N2 E4 FGR= S22 E11 S2 E11 N28
W22 S4$ N3 E19 N36$ .

## 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 | 2,052.00 | UT | 3.00 | 3.00 | 100 | 2006 | 2006 | 3 | 100 | 6,156 | |
| 2 | 0210 | GARAGE U | 0 | 100 | 22 | 24 | 528.00 | UT | 16.00 | 16.00 | 75 | 2014 | 2014 | 3 | 75 | 6,336 | |

## LAND DESCRIPTION

TOTAL OB/XF 12,492

| 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 06/24/2024 BY KS Total Acres: 0.50 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/19/2025 BY SYS