LOT 13 ROLLING MEADOWS S/D.
WD 1063-670, WD 1135-2402, DC 15

BOSTIC LILA
381 MORNING GLORY DR
LAKE CITY, FL 32024

2026

15-4S-16-03023-513

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

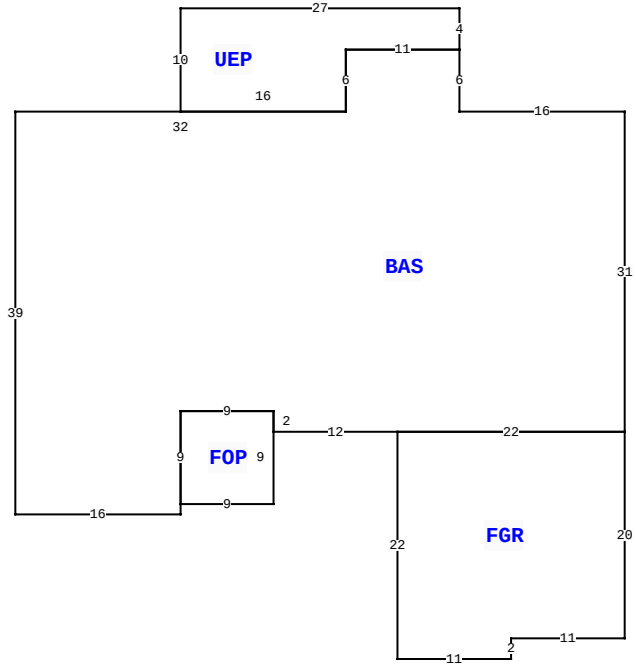
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 70
Exterior Wall	21	STONE 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	2,005	100		2,005	246,352
FGR	462	55		254	31,208
FOP	81	30		24	2,949
UEP	204	60		122	14,990
TOTALS	2,752			2,405	295,499

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,405	133.7836	149.84	360,365	2007	2007	0	0	0	18.00	82.00

1 SINGLE FAM 100% - 2008 Heated Area: 2005 HX Base Yr 2008



381 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		295,499
TOTAL MARKET OB/XF VALUE		12,059
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		342,558
SOH/AGL Deduction		242,121
ASSESSED VALUE		100,437
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		44,715
TOTAL JUST VALUE		342,558
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		346,162

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052251	Roof Replacement	20,880	02/04/2025
25962	SFR	617	06/26/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1546/983	6/17/2025	LE	U	I	14	100
GRANTOR: BOSTIC LILA (ENH LE)						
GRANTEE: BOSTIC RONALD LEE (						
1135/2402	11/06/2007	WD	Q	I		276,900
GRANTOR: ADAM'S FRAMING & CONS						
GRANTEE: HARRY & LILA BOSTIC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W16 N6 UEP= N4 W27 S10 E16 N6 E11$ W11 S6 W32 S39 E16 N1 FOP= E9 N9 W9 S9$ N9 E9 S2 E12 FGR= S22 E11 N2 E11 N20 W22$ E22 N31$.

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	1,682.00	UT	3.00	3.00	100	2007	2007	3	100	5,046	
2	0169	FENCE/WOOD	0	100	0	0	200.00	UT	15.50	15.50	75	2014	2014	3	75	2,325	
3	0060	CARPORT F	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	500	
4	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	300	
5	0031	BARN,MT AE	0	100	18	32	576.00	UT	9.00	9.00	75	2014	2014	3	75	3,888	

LAND DESCRIPTION

TOTAL OB/XF 12,059

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 02/17/2025 BY jerry Total Acres: 0.51 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/19/2025 BY SYS