

LOT 15 ROLLING MEADOWS S/D.
WD 1064-728, 1143-311, QC 1153-9

WALTERS CHRISTOPHER A/WALTERS LEANN E
429 SW MORNING GLORY DR
LAKE CITY, FL 32024

2026

15-4S-16-03023-515

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
Condition Adj	03	03 100

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	1,677	100		1,677	192,547
FGR	400	55		220	25,259
FOP	48	30		14	1,607
FOP	126	30		38	4,363
TOTALS	2,251			1,949	223,777

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0166	CONC, PAVMT	0	100	0	0		964.00	UT 3.00
2	0120	CLFENCE 4	0	100	0	0		300.00	UT 15.50
3	0296	SHED METAL	0	100	0	0		1.00	UT 0.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	100		RSF-2	0.00	0.00	1.00

MARKET ADJUSTMENTS

1 SINGLE FAM 100% - 2017

Heated Area: 1677

HX Base Yr 2017

Diagram showing property layout with areas labeled BAS, FOP, and FGR. Dimensions are provided for various sections.

429 SW MORNING GLORY DR, LAKE CITY

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

04/03/2025 MLU

TOTAL OB/XF									
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COLUMBIA COUNTY PROPERTY									
VALUATION SUMMARY									
VALUATION BY	STANDARD								
Tax Group: 3	Tax Dist:								
BUILDING MARKET VALUE	223,777								
TOTAL MARKET OB/XF VALUE	7,580								
TOTAL LAND VALUE - MARKET	35,000								
TOTAL MARKET VALUE	266,357								
SOH/AGL Deduction	91,562								
ASSESSED VALUE	174,795								
TOTAL EXEMPTION VALUE	HX HB 50,722								
BASE TAXABLE VALUE	124,073								
TOTAL JUST VALUE	266,357								
NCON VALUE	0								
INCOME VALUE									
PREVIOUS YEAR MKT VALUE	269,086								

PERMIT NUM	DESCRIPTION	AMT	ISSUED
25878	SFR	558	06/01/2007

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U /	V I	RSN CD	SALE PRICE
1326/0569	11/21/2016	WD	Q	I	01	178,000
GRANTOR: PATRICK L & MEREDITH						
GRANTEE: CHRISTOPHER A & LEA						
1299/0421	8/03/2015	WD	Q	I	01	165,000
GRANTOR: KAY M GREENE						
GRANTEE: PATRICK L & MEREDIT						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS= W24 FOP= W14 S9 E14 N9\$ S9 W14 N4 W12 S32 E11 FOP= S6 E8 N6 W8\$ E8 S3 E11 FGR= S16 E20 N20 W20 S4\$ N4 E20 N36\$.									