LOT 16 ROLLING MEADOWS S/D.
WD 1064-728, CWD 1109-2307,

DONTRICH MEAGAN
453 SW MORNING GLEN
LAKE CITY, FL 32055-8651

2026

15-4S-16-03023-516

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	14	CARPET 80
Interior Floo	15	HARDTILE 20
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
Quality	07	07

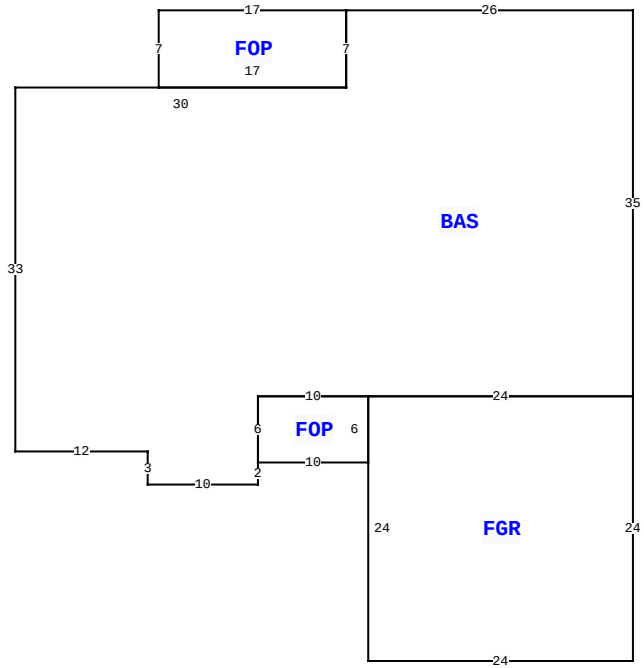
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 15416.070 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,890	100		1,890	217,003
FGR	576	55		317	36,397
FOP	60	30		18	2,066
FOP	119	30		36	4,134
TOTALS	2,645			2,261	259,600

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,261	125.0172	140.02	316,585	2007	2007	0	0	0	18.00	82.00

1 SINGLE FAM 100% - 2017 Heated Area: 1890 HX Base Yr 2017



453 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		259,600
TOTAL MARKET OB/XF VALUE		26,122
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		320,722
SOH/AGL Deduction		161,223
ASSESSED VALUE		159,499
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		108,777
TOTAL JUST VALUE		320,722
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		324,436

PERMIT NUM	DESCRIPTION	AMT	ISSUED
35021	POOL	225	03/08/2017
24661	SFR	595	06/23/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1319/2214	7/29/2016	WD	Q	I	01	188,500
GRANTOR: CHRISTOPHER A & JANNA						
GRANTEE: MEAGAN DONTRICH						
1109/2307	1/31/2007	WD	Q	I		230,000
GRANTOR: MARTIN HOME BUILDERS						
GRANTEE: CHRISTOPHER & JANNA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W26 FOP= W17 S7 E17 N7$ S7 W30 S33 E12 S3 E10 N2 FOP= E10 N6 W10 S6$ N6 E10 FGR= S24 E24 N24 W24$ E24 N35$.

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	776.00	UT	3.00	3.00	100	2007	2007	3	100	2,328	
2	0169	FENCE/WOOD	0	100	0	0	64.00	UT	15.50	15.50	75	2014	2014	3	75	744	
3	0280	POOL R/CON	0	100	14	28	392.00	UT	70.00	70.00	100	2017	2017	3	84	23,050	

LAND DESCRIPTION

TOTAL OB/XF 26,122

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: 0.51 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/07/2025 BY SYS