



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 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
Kitchen Adjus	01	01 100

Quality	05	05
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	06
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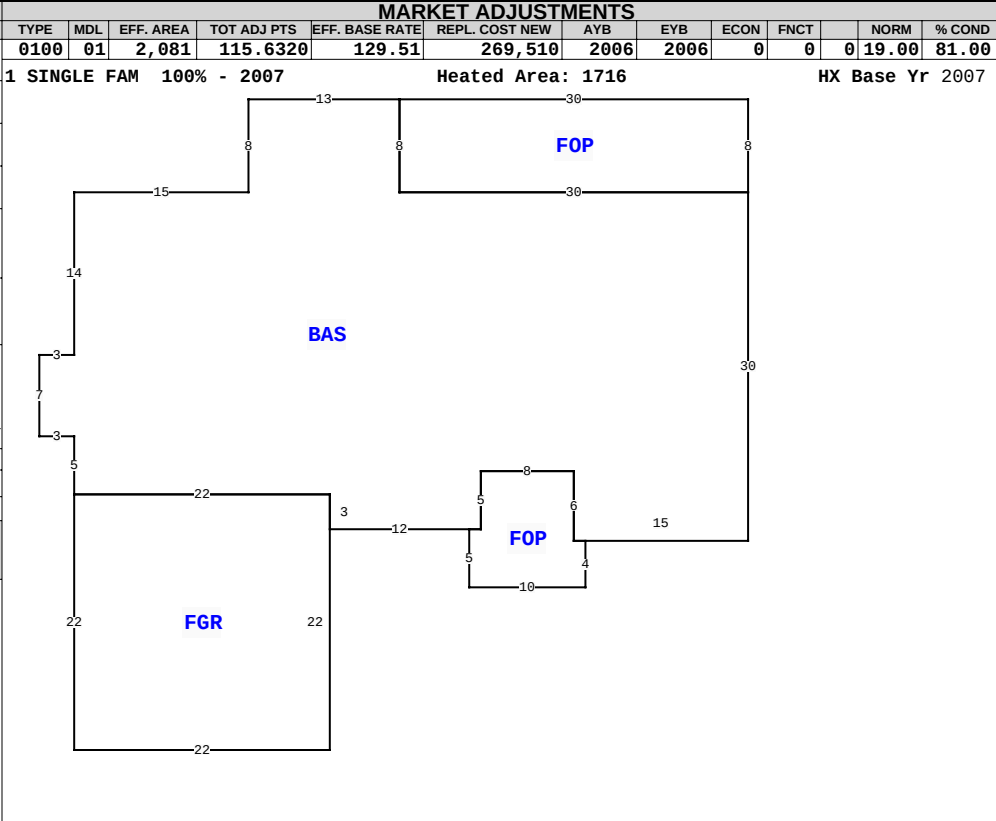
NEIGHBORHOOD/LOC	15416.070	1.00/
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,716	100		1,716	180,014
FGR	484	55		266	27,905
FOP	89	30		27	2,833
FOP	240	30		72	7,553

TOTALS	2,529			2,081	218,303
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0294	SHED WOOD/	0	100	12	24	288.00	UT	14.00
2	0166	CONC, PAVMT	0	100	0	0	560.00	UT	3.00
3	0280	POOL R/CON	0	100	14	28	392.00	UT	70.00
4	0130	CLFENCE	5	0	100	0	1.00	UT	0.00
5	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00
6	0031	BARN, MT AE	0	100	30	30	900.00	UT	11.00

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



463 SW MORNING GLORY DR, LAKE CITY	BLD DATE	LGL DATE	04/03/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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	0294	SHED WOOD/	0	100	12	24	288.00	UT	14.00	14.00	100	2006	2006	3	100	4,032	
2	0166	CONC, PAVMT	0	100	0	0	560.00	UT	3.00	3.00	100	2006	2006	3	100	1,680	
3	0280	POOL R/CON	0	100	14	28	392.00	UT	70.00	70.00	100	2011	2011	3	68	18,659	
4	0130	CLFENCE	5	0	100	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	2,000	
5	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	400	
6	0031	BARN, MT AE	0	100	30	30	900.00	UT	11.00	11.00	100	2019	2019	3	100	9,900	

TOTAL OB/XF											36,671		
LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VAL		
RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00			

COLUMBIA COUNTY PROPERTY										PAGE 1 of 1										3
VALUATION SUMMARY																				
VALUATION BY										STANDARD										
Tax Group: 3										Tax Dist:										
BUILDING MARKET VALUE										218,303										
TOTAL MARKET OB/XF VALUE										36,671										
TOTAL LAND VALUE - MARKET										35,000										
TOTAL MARKET VALUE										289,974										
SOH/AGL Deduction										101,533										
ASSESSED VALUE										188,441										
TOTAL EXEMPTION VALUE										HX HB 13 188,441										
BASE TAXABLE VALUE										0										
TOTAL JUST VALUE										289,974										
NCON VALUE										0										
INCOME VALUE																				
PREVIOUS YEAR MKT VALUE										293,492										

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047261	Roof Replacement	17,363	05/17/2023
29100	POOL	185	12/29/2010
24154	SFR	558	02/20/2006

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1073/391	2/02/2006	WD	Q	V		52,000	
GRANTOR: KINGDOM PROPERTIES IN							
GRANTEE: KIHEI SCOTT							
1062/2420	10/21/2005	WD	Q	V	01	76,100	
GRANTOR: RML HOLDINGS							
GRANTEE: KINGDOM PROPERTIES							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS= W13 S8 W15 S14 W3 S7 E3 S5 FGR= S22 E22 N22 W22\$ E22 S3 E12 FOP= S5 E10 N4 W1 N6 W8 S5 W1\$ E1 N5 E8 S6 E15 N30 FOP= N8 W30 S8 E30\$ W30 N8\$.									