LOT 18 ROLLING MEADOWS S/D.
WD 1062-2420, QC 1077-820, WD

GANSKOP PATRICK/GANSKOP DANIELLE
464 SW MORNING GLORY DR
LAKE CITY, FL 32024

2026

15-4S-16-03023-518

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	12	HARDWOOD 80
Interior Floo	14	CARPET 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
Quality	07	07

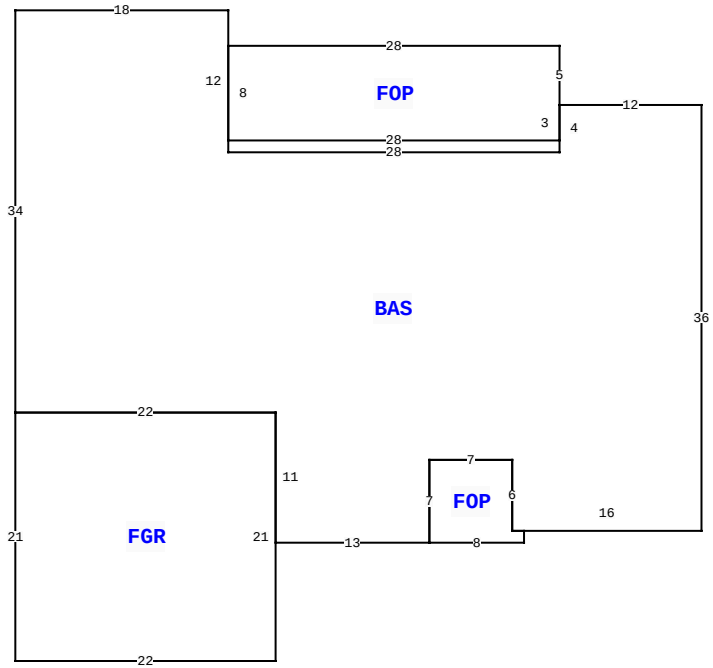
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	15416.070	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,871	100		1,871	246,962
FGR	462	55		254	33,527
FOP	50	30		15	1,980
FOP	224	30		67	8,843
TOTALS	2,607			2,207	291,313

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,207	126.7200	141.93	313,240	2018	2018	0	0	0	7.00	93.00

1 SINGLE FAM 100% - 2019 Heated Area: 1871 HX Base Yr 2019



464 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		291,313
TOTAL MARKET OB/XF VALUE		5,084
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		331,397
SOH/AGL Deduction		102,731
ASSESSED VALUE		228,666
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		177,944
TOTAL JUST VALUE		331,397
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		334,530

PERMIT NUM	DESCRIPTION	AMT	ISSUED
35480	SFR	931	06/27/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1365/2749	8/03/2018	WD	U	I	30	215,000
GRANTOR: MARK GANSKOP						
GRANTEE: PATRICK & DANIELLE						
1332/0402	3/02/2017	WD	Q	V	01	13,400
GRANTOR: JR SAMUEL DEVELOPMENT						
GRANTEE: MARK GANSKOP						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W12 FOP= N5 W28 S8 E28 N3$ S4 W28 N12 W18 S34 FGR= S21 E22 N21 W22$ E22 S11 E13 FOP= E8 N1 W1 N6 W7 S7$ N7 E7 S6 E16 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	1,078.00	UT	2.00	2.00	100	2018	2018	3	100	2,156	
2	0296	SHED METAL	0	100	12	16	192.00	UT	9.00	9.00	100	2018	2018	3	100	1,728	
3	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	1,200	

LAND DESCRIPTION

TOTAL OB/XF 5,084

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