LOT 19 ROLLING MEADOWS S/D.
SWD 1062-2430, QC 1135-2784

WRUBEL MYRON/WRUBEL GLENDA
456 SW MORNING GLORY DR
LAKE CITY, FL 32024

2026

15-4S-16-03023-519

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

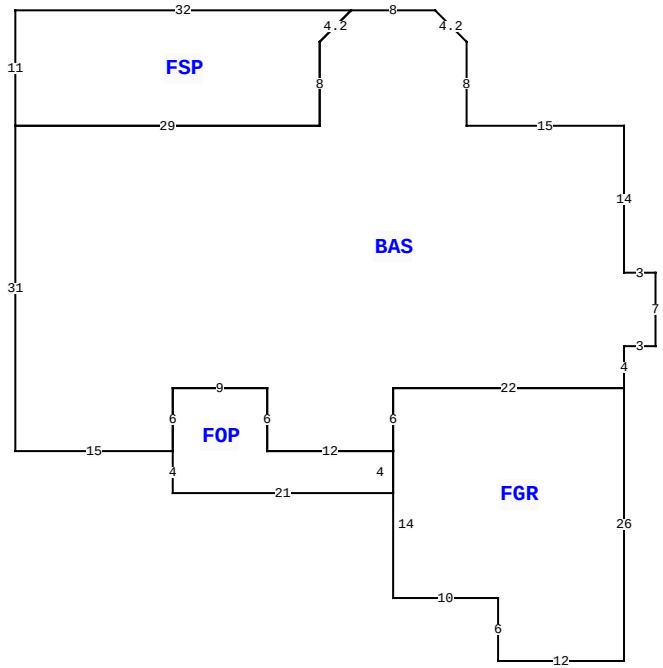
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 90
Exterior Wall	21	STONE 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,778	100		1,778	218,336
FGR	512	55		282	34,629
FOP	138	30		41	5,035
FSP	324	40		130	15,964
TOTALS	2,752			2,231	273,963

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,231	132.0957	147.95	330,076	2008	2008	0	0	0	17.00	83.00

1 SINGLE FAM 100% - 2009 Heated Area: 1778 HX Base Yr 2009



456 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		273,963
TOTAL MARKET OB/XF VALUE		8,107
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		317,070
SOH/AGL Deduction		105,830
ASSESSED VALUE		211,240
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		160,518
TOTAL JUST VALUE		317,070
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		320,371

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046788	Roof Replacement	29,608	03/20/2023
26412	SFR	542	11/13/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1135/2784	11/13/2007	QC	Q	V	01	45,000
GRANTOR: EWPL INC						
GRANTEE: MYRON & GLENDA WRUB						
1062/2430	10/21/2005	WD	U	V	08	25,400
GRANTOR: RML HOLDINGS						
GRANTEE: EWPL INC.						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W15 N8 L3 U3 W8 FSP= W32 S11 E29 N8 R3 U3 $ D3 L3 S8 W29 S31 E15 FOP= S4 E21 N4 W12 N6 W9 S6 $ N6 E9 S6 E12 FGR= S14 E10 S6 E12 N26 W22 S6$ N6 E22 N4 E3 N7 W3 N14$.

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	2,037.00	UT	3.00	3.00	100	2008	2008	3	100	6,111	
2	0169	FENCE/WOOD	0	100	0	0	190.00	UT	10.50	10.50	75	2014	2014	3	75	1,496	
3	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	500	

LAND DESCRIPTION

TOTAL OB/XF 8,107

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