

LOT 52 ROLLING MEADOWS S/D.
WD 1063-1963, WD 1067-2450, WD 1

FISHBURNE ALEXANDER G III
P O BOX 2277
LAKE CITY, FL 32056-2277

2026

15-4S-16-03023-552



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

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	1,831	100		1,831	210,939
FGR	504	55		277	31,912
FOP	42	30		13	1,497
FSP	112	40		45	5,184
FSP	168	40		67	7,719
TOTALS	2,657			2,233	257,250

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	0	1,462.00	UT 3.00
2	0169	FENCE/WOOD	0	100	0	0	0	192.00	UT 15.50

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,233	123.9282	138.80	309,940	2008	2008	0	0	0 17.00	83.00
1 SINGLE FAM 100% - 2018 Heated Area: 1831 HX Base Yr 2018											
298 SW MORNING GLORY DR, LAKE CITY											
BLD DATE XF DATE INC DATE											
LGL DATE LAND DATE AG DATE											
04/03/2025 MLU											

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		257,250	
TOTAL MARKET OB/XF VALUE		6,618	
TOTAL LAND VALUE - MARKET		35,000	
TOTAL MARKET VALUE		298,868	
SOH/AGL Deduction		100,735	
ASSESSED VALUE		198,133	
TOTAL EXEMPTION VALUE		HX HB	50,722
BASE TAXABLE VALUE		147,411	
TOTAL JUST VALUE		298,868	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		301,968	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
27160	SFR	755	07/11/2008

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1535/1543	3/10/2025	LE	U	I	14	100
GRANTOR: FISHBURNE ALEXANDER G						
GRANTEE: WOODWORTH CAROL (RM						
1338/2087	6/13/2017	WD	Q	I	01	190,000
GRANTOR: CYNTHIA D FETHEROL						
GRANTEE: ALEXANDER G & MARY						

BUILDING NOTES									
----------------	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS									
BAS= W16 FSP= W28 S6 E28 N6\$ FSP= N4 W28 S4 E28\$ S6 W28 N6 W13 S37 FGR= S22 E12 N2 E12 N20 W24\$ E35 FOP= S2 E6 N7 W6 S5\$ N5 E22N32\$.									

LAND DESCRIPTION										TOTAL OB/XF										6,618									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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												