

LOT 53 ROLLING MEADOWS S/D.
WD 1063-1963, WD 1069-1552, WD 1

ANGLE JANET S/ANGLE ROBIN E
258 SW MORNING GLORY DR
LAKE CITY, FL 32024

2026

15-4S-16-03023-553



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
Condition Adj	03	03 100

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	1,777	100		1,777	223,375
FGR	529	55		291	36,580
FOP	134	30		40	5,029
FSP	133	40		53	6,663
TOTALS	2,573			2,161	271,646

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	884.00	UT	2.00	2.00
2	0104	GENERATOR	0 100	0	0	1.00	UT	6,000.00	6,000.00
3	0282	POOL ENCL	0 100	19	20	380.00	UT	15.00	15.00

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

MARKET ADJUSTMENTS

1 SINGLE FAM 100% - 2021

Heated Area: 1777

HX Base Yr 2021

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

04/03/2025 MLU

TOTAL OB/XF									
11,128									

COLUMBIA COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY		STANDARD	
VALUATION BY		Tax Group: 3	
BUILDING MARKET VALUE		Tax Dist:	
TOTAL MARKET OB/XF VALUE		271,646	
TOTAL LAND VALUE - MARKET		11,128	
TOTAL MARKET VALUE		35,000	
SOH/AGL Deduction		317,774	
ASSESSED VALUE		66,931	
TOTAL EXEMPTION VALUE		250,843	
BASE TAXABLE VALUE		HX HB SX	
TOTAL JUST VALUE		100,722	
NCON VALUE		150,121	
INCOME VALUE		317,774	
PREVIOUS YEAR MKT VALUE		0	
		321,411	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047329	Roof Replacement	36,712	05/30/2023
000044167	Screen Enclosure	18,000	04/13/2022
000044080	Electrical Servic	0	04/01/2022
32069	SFR	750	06/26/2014

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1441/1656	6/30/2021	WD	Q	I	01
GRANTOR: BOWLES JUSTIN &					
GRANTEE: ANGLE JANET S					
1408/1769	3/20/2020	WD	Q	I	01
GRANTOR: CHASE EARL & SUNITA G					
GRANTEE: JUSTIN & SARAH L BO					

BUILDING NOTES									
BAS=[ORIG=0,0] W13 S5 W16 N5 U3L3 W10 N3 W13 S32 E23 S11 E13									
N2 E19 N35 \$									
FGR=[ORIG=-55,26] S23 E23 N23 W23 \$									
FOP=[ORIG=-32,37] S6 E20 N8 W7 S2 W13 \$									
FSP=[ORIG=-13,0] N3 W19 D3R3 S5 E16 N5 \$									