LOT 54 ROLLING MEADOWS S/D.
WD 1063-1963, WD 1067-2449, WD 1

STEWART FELECIA M
226 SW MORNING GLORY DR
LAKE CITY, FL 32024

2026

15-4S-16-03023-554

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

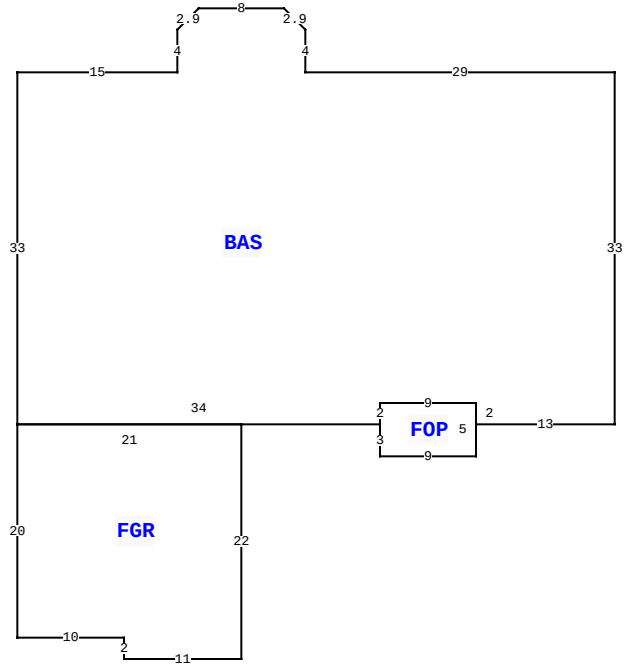
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 15416.070 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,898	100		1,898	218,657
FGR	442	55		243	27,994
FOP	45	30		14	1,613
TOTALS	2,385			2,155	248,265

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,155	123.9282	138.80	299,114	2008	2008	0	0	0	17.00	83.00

1 SINGLE FAM 100% - 2022 Heated Area: 1898 HX Base Yr 2022



226 SW MORNING GLORY DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/03/2025 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		248,265
TOTAL MARKET OB/XF VALUE		4,176
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		287,441
SOH/AGL Deduction		31,302
ASSESSED VALUE		256,139
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		205,417
TOTAL JUST VALUE		287,441
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		290,432

PERMIT NUM	DESCRIPTION	AMT	ISSUED
27163	SFR	718	07/11/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1442/1907	7/16/2021	WD	Q	I	01	275,000
GRANTOR: WARD CHRISTOPHER G						
GRANTEE: STEWART FELECIA M						
1192/1797	4/14/2010	WD	U	I	12	145,000
GRANTOR: COLUMBIA BANK						
GRANTEE: CHRISTOPHER G & JES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W29 N4 U2 L2 W8 L2 D2 S4 W15 S33 FGR= S20 E10 S2 E11 N22 W21$ E34 FOP= S3 E9 N5 W9 S2$ N2 E9 S2 E13 N33$.

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	1,392.00	UT	3.00	3.00	100	2008	2008	3	100	4,176	

LAND DESCRIPTION

TOTAL OB/XF 4,176

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 06/25/2024 BY KS Total Acres: 0.50 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/05/2025 BY SYS