LOT 55 ROLLING MEADOWS S/D.
WD 1063-1963. WD 1068-774. WD 11

WILLIAMS GREGORY L/WILLIAMS ROBIN RAE
202 SW MORNING GLORY DR
LAKE CITY, FL 32024

2026

15-4S-16-03023-555

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

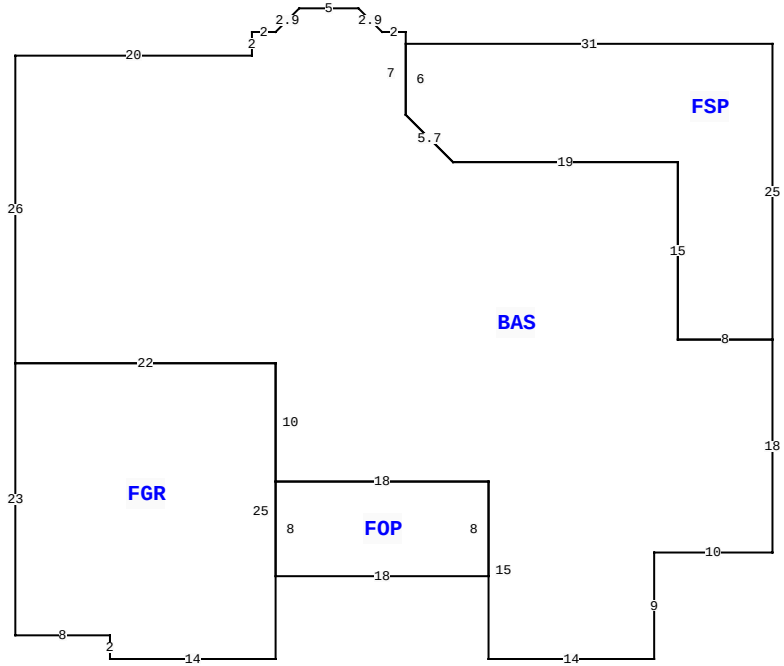
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
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	2,003	100		2,003	227,027
FGR	534	55		294	33,323
FOP	144	30		43	4,874
FSP	422	40		169	19,155
TOTALS	3,103			2,509	284,378

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,509	124.9402	139.93	351,084	2006	2006	0	0	0	19.00	81.00

1 SINGLE FAM 100% - 2008 Heated Area: 2003 HX Base Yr 2008



202 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		284,378
TOTAL MARKET OB/XF VALUE		5,256
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		324,634
SOH/AGL Deduction		111,473
ASSESSED VALUE		213,161
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		162,439
TOTAL JUST VALUE		324,634
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		328,145

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052960	Roof Replacement	31,264	04/29/2025
24183	SFR	630	03/06/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1120/1900	5/31/2007	WD	Q	I		260,000
GRANTOR: SETH HEITZMAN CONSTRU						
GRANTEE: GREGORY & ROBIN WIL						
1068/0774	12/15/2005	WD	Q	V		45,000
GRANTOR: MILESTONE HS LLC						
GRANTEE: SETH HEITZMAN CONST						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W20 S26 FGR= S23 E8 S2 E14 N25 W22$ E22 S10 FOP= S8 E18 N8 W18$ E18 S15 E14 N9 E10 N18 FSP= N25 W31 S6 D4 R4 E19 S15 E8$ W8 N15 W19 L4 U4 N7 W2 L2 U2 W5 D2 L2 W2 S2 $.

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	1,752.00	UT	3.00	3.00	100	2006	2006	3	100	5,256	

LAND DESCRIPTION

TOTAL OB/XF 5,256

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 05/13/2025 BY chuck Total Acres: 0.50 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/05/2025 BY SYS