LOT 59 ROLLING MEADOWS S/D.
WD 1063-1963, WD 1096-648, QC 11

HARRIS AMBER
112 SW MORNING GLORY DR
LAKE CITY, FL 32024

2026

15-4S-16-03023-559

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 80
Exterior Wall	19	COMMON BRK 20
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
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

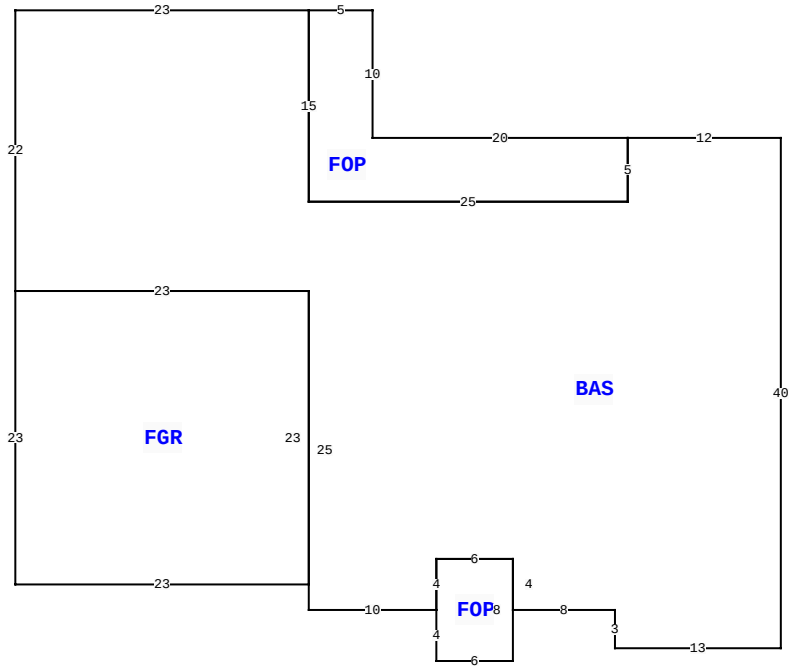
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 15416.070 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,765	100		1,765	205,122
FGR	529	55		291	33,819
FOP	48	30		14	1,627
FOP	175	30		52	6,043
TOTALS	2,517			2,122	246,611

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,122	125.0172	140.02	297,122	2008	2008	0	0	0	17.00	83.00

1 SINGLE FAM 100% - 2022 Heated Area: 1765 HX Base Yr 2022



112 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		246,611
TOTAL MARKET OB/XF VALUE		7,358
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		288,969
SOH/AGL Deduction		30,771
ASSESSED VALUE		258,198
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		207,476
TOTAL JUST VALUE		288,969
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		291,940

PERMIT NUM	DESCRIPTION	AMT	ISSUED
25951	SFR	576	06/25/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1440/2197	6/24/2021	WD	Q	I	01	272,000
GRANTOR: BROCKETT ODALE A & CH						
GRANTEE: HARRIS AMBER						
1350/0160	12/18/2017	WD	Q	I	01	198,500
GRANTOR: MICHAEL S & JENNIFER						
GRANTEE: ODALE A & CHARNTA B						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W12 FOP= W20 N10 W5 S15 E25 N5$ S5 W25 N15 W23 S22 FGR= S23 E23 N23 W23$ E23 S25 E10 FOP= S4 E6 N8 W6 S4 $ N4 E6 S4 E8 S3 E13 N40$.

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	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2008	2008	3	100	2,000	
2	0166	CONC,PAVMT	0	100	0	0	1,286.00	UT	3.00	3.00	100	2008	2008	3	100	3,858	
3	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	1,500	

LAND DESCRIPTION

TOTAL OB/XF 7,358

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 06/26/2024 BY KS Total Acres: 0.50 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/19/2025 BY SYS