BEG AT SE COR OF NE1/4 OF NW 1/4
FT, W 195.35 FT, NW 200.45 FT TO
OF CREEK, CONT NW 11.08 FT TO C/

SCHUCK DAVIN S
202 SE MORNING GLORY CT
LAKE CITY, FL 32025

2027

03-4S-17-07571-008

BUILDING CHARACTERISTICS

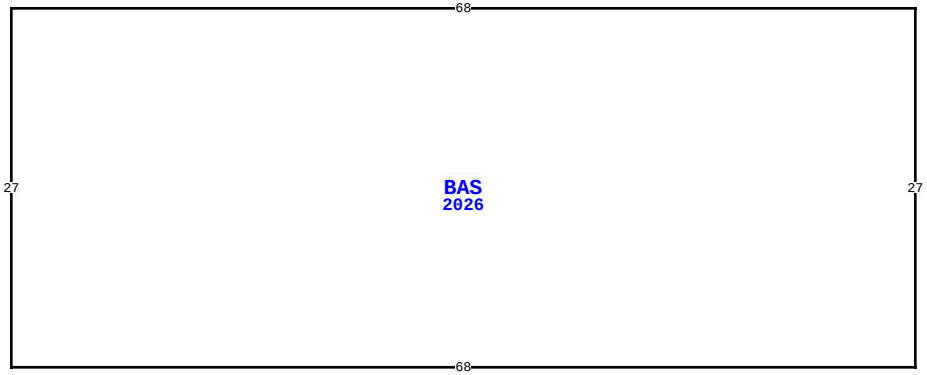
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	3417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,836	100	2026	1,836	195,186
TOTALS	1,836			1,836	195,186

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0202	02	1,836	113.0000	108.48	199,169	2025	2025	0	0	0	2.00	98.00

1 MANUF 2 100% - 2026 Heated Area: 1836 HX Base Yr 2026



202 SE MORNING GLORY CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/10/2025 MLU
INC DATE		AG DATE	

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	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100	2026	2025		100	7,000	
2	0081	DECKING WI	0	100	0	0	1.00	UT	200.00	200.00	100	2026	2025		100	200	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		195,186
TOTAL MARKET OB/XF VALUE		7,200
TOTAL LAND VALUE - MARKET		50,100
TOTAL MARKET VALUE		252,486
SOH/AGL Deduction		0
ASSESSED VALUE		252,486
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		201,075
TOTAL JUST VALUE		252,486
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		254,519

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053924	Storage Building	15,557	08/26/2025
000052287	Mobile Home		03/10/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1531/1324	12/23/2024	WD	Q	V	01	65,000
GRANTOR: WALTRIP JUSTIN F						
GRANTEE: SCHUCK DAVIN S						
1423/0959	11/02/2020	WD	Q	V	01	27,500
GRANTOR: DAVID B & JEANNINE C						
GRANTEE: JUSTIN F WALTRIP						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=17,7] E68 S27 W68 N27 $
.

LAND DESCRIPTION

TOTAL OB/XF 7,200

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	0200	C	MBL HM	100		A-1	0.00	0.00	5.01	AC		1.00	1.00	1.00	10,000.00	10,000.00	50,100							

REVIEW DATE 05/09/2025 BY JB Total Acres: 5.01 Total Land Value: 50,100 Market: 0 Agricultural: 0 Common: 50,100 PRINTED 11/17/2026 BY SYS