LOT 2 ROLLING MEADOWS S/D.

WD 1065-1010, WD 1069-903,

BUCCHI LONNIE/BUCCHI SARA
145 SW MORNING GLORY DR
LAKE CITY, FL 32024

2026

15-4S-16-03023-502

BUILDING CHARACTERISTICS

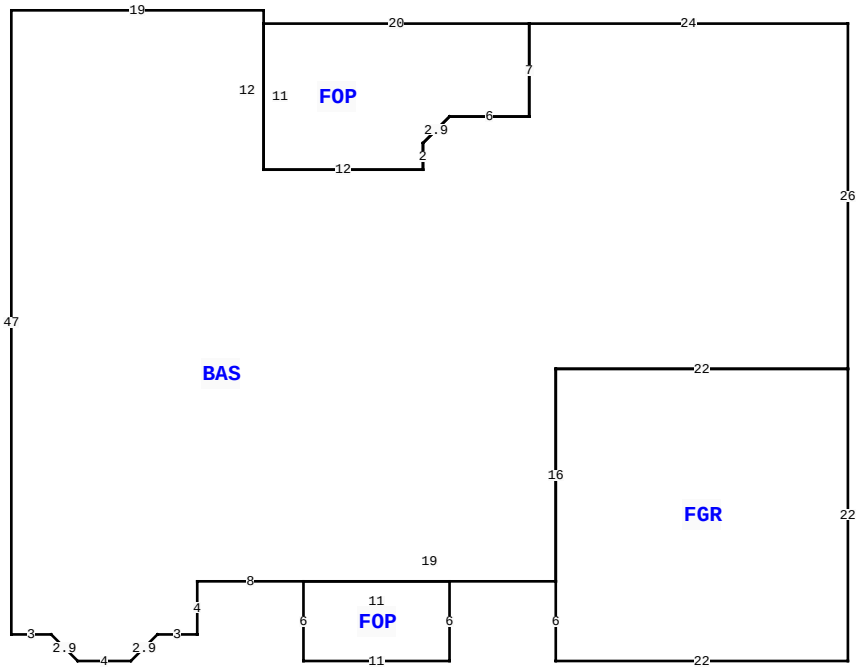
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 60
Exterior Wall	19	COMMON BRK 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
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	2,191	100		2,191	248,939
FGR	484	55		266	30,223
FOP	66	30		20	2,272
FOP	190	30		57	6,476
TOTALS	2,931			2,534	287,910

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,534	125.2416	140.27	355,444	2006	2006	0	0	0	19.00	81.00

1 SINGLE FAM 100% - 2015 Heated Area: 2191 HX Base Yr 2015



145 SW MORNING GLORY DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2026 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	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2006	2006	3	100	2,000	
2	0296	SHED METAL	0	100	10	20	200.00	UT	12.00	12.00	50	2006	2006	3	50	1,200	
3	0166	CONC,PAVMT	0	100	0	0	1,406.00	UT	3.00	3.00	100	2006	2006	3	100	4,218	
4	0169	FENCE/WOOD	0	100	0	0	370.00	UT	10.50	10.50	75	2014	2014	3	75	2,914	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		287,910
TOTAL MARKET OB/XF VALUE		10,332
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		333,242
SOH/AGL Deduction		116,340
ASSESSED VALUE		216,902
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		165,491
TOTAL JUST VALUE		333,242
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		336,796

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042824	Roof Replacement	19,464	09/24/2021
24113	SFR	679	02/06/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1283/2300	10/28/2014	WD	U	I	11	100
GRANTOR: SARA BUCCHI						
GRANTEE: SARA BUCCHI & LONNI						
1272/2199	3/28/2014	WD	Q	I	01	184,300
GRANTOR: JESSICA L & ANTHONY J						
GRANTEE: SARA BUCCHI (UNMARR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W24 FOP= W20 S11 E12 N2 R2 U2 E6 N7$ S7 W6 D2 L2 S2 W12 N12 W19 S47 E3 R2 D2 E4 U2 R2 E3 N4 E8 FOP= S6 E11 N6 W11$ E19 FGR= S6 E22 N22 W22 S16$ N16 E22 N26$.

LAND DESCRIPTION

TOTAL OB/XF 10,332

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 06/24/2024 BY KS Total Acres: 0.54 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 06/29/2026 BY SYS