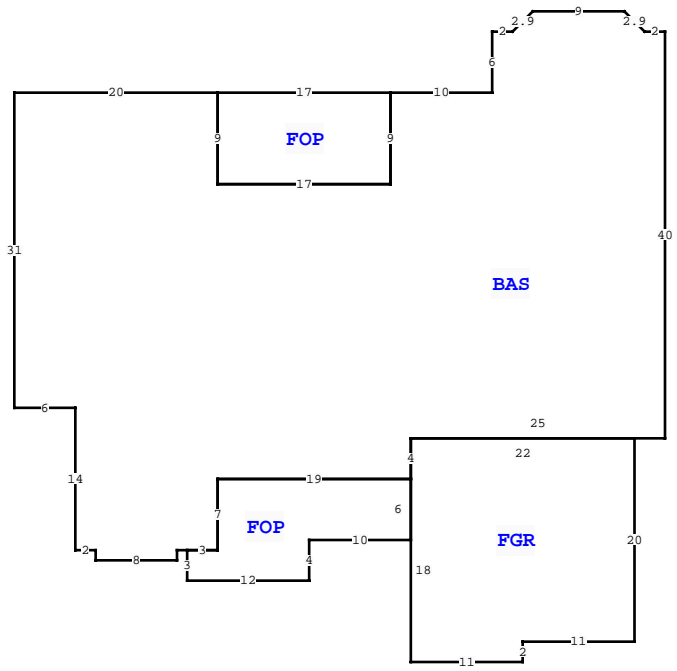




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	90
Exterior Wall	19	COMMON BRK	10
Roof Structure	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	70
Interior Floor	15	HARDTILE	30
Air Condition	03	CENTRAL	100
Heating Type	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	02	02	100
Quality	07	07	
DOR CODE	0100	SINGLE FAMILY	

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	SINGLE FAM	100%	- 2026		403,042	2007	2007	0	0	18.00	82.00	Heated Area: 2367 HX Base Yr 2026	



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3			Tax Dist:
BUILDING MARKET VALUE			330,494
TOTAL MARKET OB/XF VALUE			35,749
TOTAL LAND VALUE - MARKET			35,000
TOTAL MARKET VALUE			401,243
SOH/AGL Deduction			0
ASSESSED VALUE			401,243
TOTAL EXEMPTION VALUE			HX HB 51,411
BASE TAXABLE VALUE			349,832
TOTAL JUST VALUE			401,243
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			406,469

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047344	Roof Replacement	24,432	05/31/2023
27070	POOL	220	06/09/2008
25574	SFR	705	02/28/2007

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1414/1391	7/01/2020	LE	U	I	14	100
GRANTOR: NANCY C O'GUIN (ENH L)						
GRANTEE: INA KATHLEEN DICE (
1334/1282	4/07/2017	WD	Q	I	01	269,900
GRANTOR: MICHEL JW & SARAH JIM						
GRANTEE: NANCY C O'GUIN						

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	2,367	100		2,367	288,132
FGR	462	55		254	30,919
FOP	153	30		46	5,600
FOP	159	30		48	5,843
TOTALS	3,141			2,715	330,494

EXTRA FEATURES																
L N	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	1.00	UT	2,000.00	2,000.00	100	2007	2007	3	100	2,000	
2	0166	CONC,PAVMT	0	100	0	2,600.00	UT	3.00	3.00	100	2007	2007	3	100	7,800	
3	0280	POOL R/CON	0	100	0	569.00	UT	70.00	70.00	100	2008	2008	3	58	23,101	
4	0296	SHED METAL	0	100	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	800	
5	0169	FENCE/WOOD	0	100	0	260.00	UT	10.50	10.50	75	2014	2014	3	75	2,048	

TOTAL OB/XF														35,749			
165 SW MORNING GLORY DR, LAKE CITY																	
BLD DATE																	
XF DATE																	
INC DATE																	
LGL DATE																	
LAND DATE																	
AG DATE																	
04/14/2026 MLU																	

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS= W10 FOP= W17 S9 E17 N9\$ S9 W17 N9 W20 S31 E6 S14 E2 S1 E8 N1 E1 FOP= S3 E12 N4 E10 N6 W19 S7 W3\$ E3 N7 E19 FGR= S18 E11 N2 E11 N20 W22 S4\$ N4 E25 N40 W2 U2 L2 W9 L2 D2 W2 S6\$.													

LAND DESCRIPTION														TOTAL OB/XF													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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										