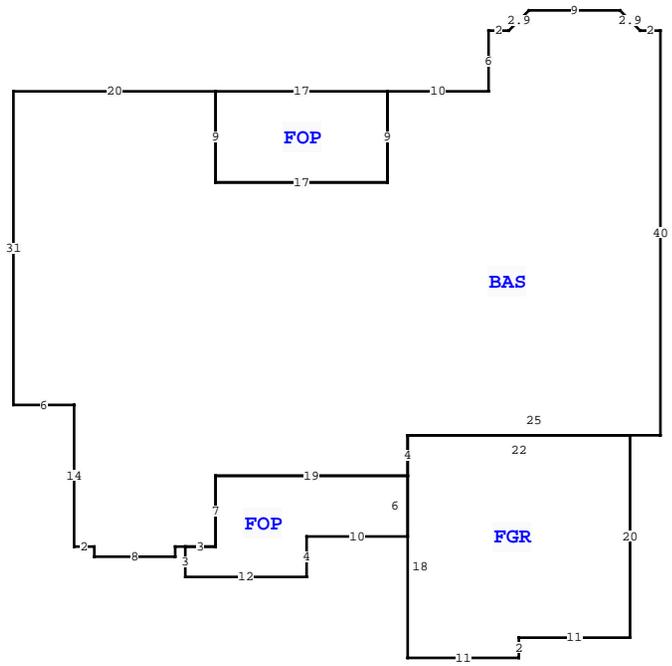


ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 90
Exterior Wall	19	COMMON BRK 10
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAM 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	02	02 100

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		410,236	2007	2007	0	0	18.00	82.00	Heated Area: 2367 HX Base Yr 2026	



VALUATION SUMMARY		STANDARD
VALUATION BY		STANDARD
Tax Group: 3		Tax Dist:
BUILDING MARKET VALUE		336,394
TOTAL MARKET OB/XF VALUE		35,749
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		407,143
SOH/AGL Deduction		0
ASSESSED VALUE		407,143
TOTAL EXEMPTION VALUE		HX HB 51,411
BASE TAXABLE VALUE		355,732
TOTAL JUST VALUE		407,143
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 / I	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						

BUILDING CHARACTERISTICS					
QUALITY	DOR CODE	SINGLE FAMILY			
07	07				
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	293,276
FGR	462	55		254	31,471
FOP	153	30		46	5,700
FOP	159	30		48	5,947
TOTALS	3,141			2,715	336,394

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		LGL DATE	
														XF DATE		LAND DATE	04/14/2026
														INC DATE		AG DATE	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										