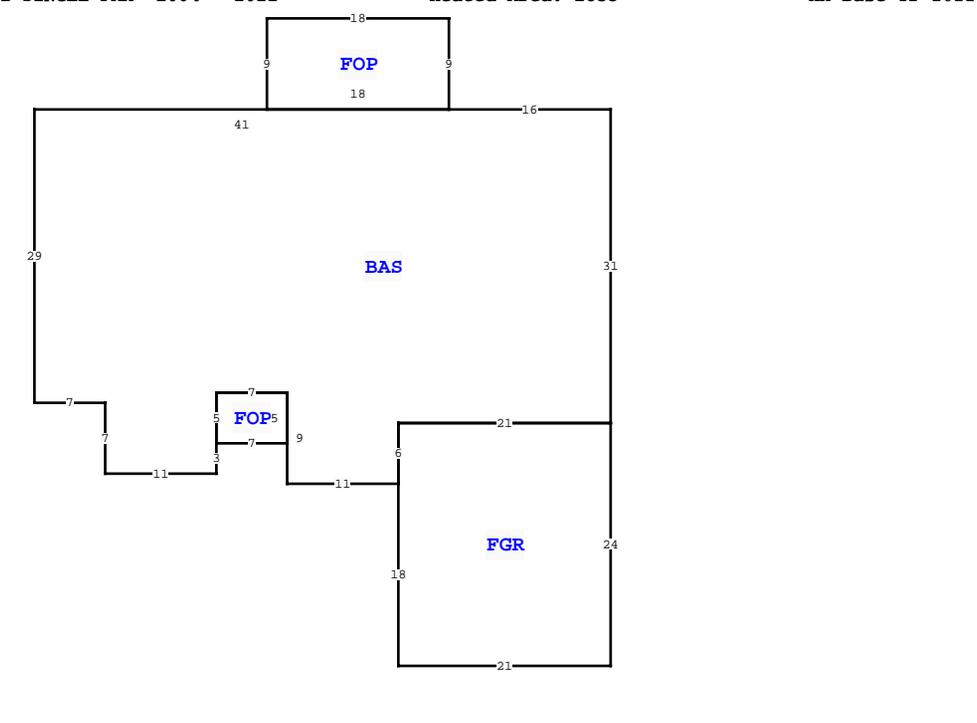




ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 80
Exterior Wall	19	COMMON BRK 20
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LAM/VNLPLK 40
Interior Floor	14	CARPET 40
Interior Floor	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architctual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	07	07

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	2,189	129.5910	147.73	323,381	2006	2006	0	0	19.00	81.00		
1 SINGLE FAM 100% - 2022 Heated Area: 1853 HX Base Yr 2022													



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,853	100		1,853	221,733
FGR	504	55		277	33,146
FOP	35	30		10	1,196
FOP	162	30		49	5,864
TOTALS	2,554			2,189	261,939

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	2006	2006	3	100	2,000	
2	0166	CONC,PAVMT	0	100	0	1,882.00	UT	3.00	3.00	100	2006	2006	3	100	5,646	

EXTRA FEATURES													
187 SW MORNING GLORY DR, LAKE CITY													
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE								
			04/14/2026			MLU							

LAND DESCRIPTION																								
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							

TOTAL OB/XF													
7,646													

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE			261,939
TOTAL MARKET OB/XF VALUE			7,646
TOTAL LAND VALUE - MARKET			35,000
TOTAL MARKET VALUE			304,585
SOH/AGL Deduction			36,772
ASSESSED VALUE			267,813
TOTAL EXEMPTION VALUE			51,411
BASE TAXABLE VALUE			216,402
TOTAL JUST VALUE			304,585
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			303,169

PERMIT NUM	DESCRIPTION	AMT	ISSUED
24112	SFR	588	02/06/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1437/2279	5/15/2021	WD Q	Q	I	01	269,000
GRANTOR: PAYNE JERRI J D						
GRANTEE: CARMICHAEL CAREY DU						
1142/0224	1/31/2008	WD Q	Q	I		238,000
GRANTOR: SPARKS CONTRACTORS IN						
GRANTEE: JERRI J D PAYNE & P						

BUILDING NOTES													
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BUILDING DIMENSIONS													
BAS= W16 FOP= N9 W18 S9 E18\$ W41 S29 E7 S7 E11 N3 FOP= E7 N5 W7 S5\$ N5 E7 S9 E11 FGR= S18 E21 N24 W21 S6 \$ N6 E21 N31\$.													