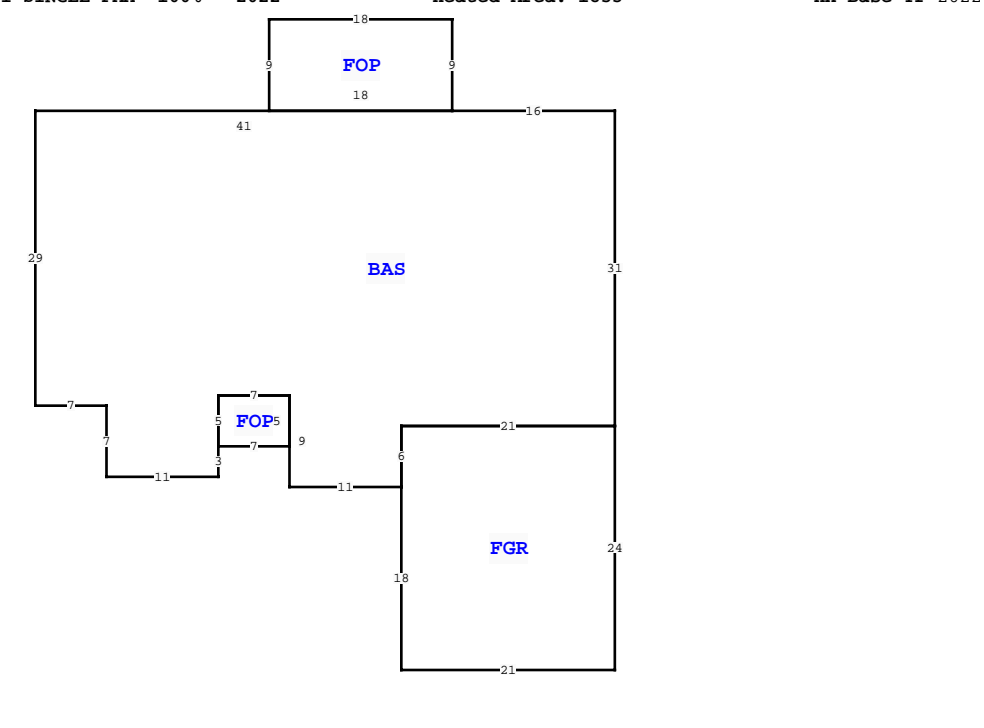




BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	32 HARDIE BRD 80
Exterior Wall	19 COMMON BRK 20
Roof Structure	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	13 LAM/VNLPLK 40
Interior Floor	14 CARPET 40
Interior Floor	15 HARDTILE 20
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	3 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Architectural	05 CONV 100
Units	0 100
Condition Adj	03 03 100
Kitchen Adjus	01 01 100
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		
0100	01	2,189	129.5910	145.14	317,711	2006	2006	0	0	19.00	81.00		
1 SINGLE FAM 100% - 2022 Heated Area: 1853 HX Base Yr 2022													



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	1,853	100		1,853	217,845
FGR	504	55		277	32,565
FOP	35	30		10	1,175
FOP	162	30		49	5,761
<b>TOTALS</b>	<b>2,554</b>			<b>2,189</b>	<b>257,346</b>

187 SW MORNING GLORY DR, LAKE CITY

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

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	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	

COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY				
VALUATION BY			STANDARD	
Tax Group: 3	Tax Dist:			
BUILDING MARKET VALUE			257,346	
TOTAL MARKET OB/XF VALUE			7,646	
TOTAL LAND VALUE - MARKET			35,000	
TOTAL MARKET VALUE			299,992	
SOH/AGL Deduction			32,179	
ASSESSED VALUE			267,813	
TOTAL EXEMPTION VALUE	HX HB		51,411	
BASE TAXABLE VALUE			216,402	
TOTAL JUST VALUE			299,992	
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													

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\$.													

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							