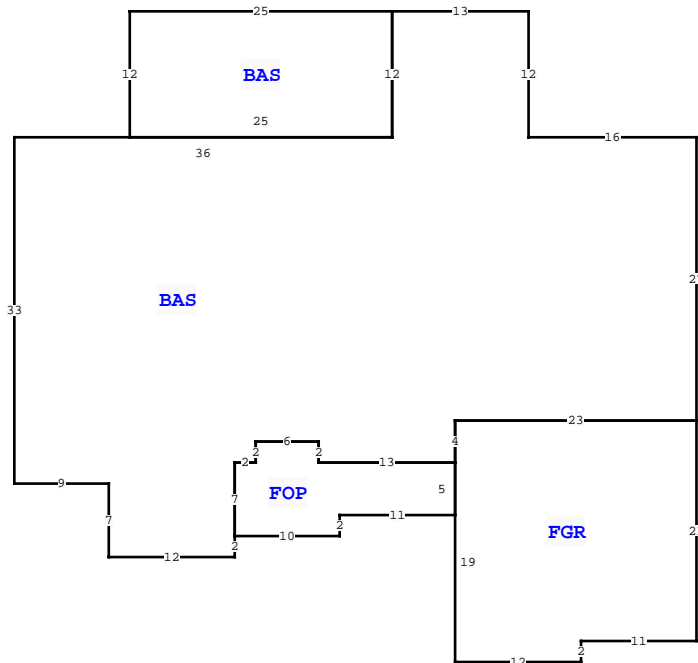


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	80
Exterior Wall	21	STONE	20
Roof Structure	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	50
Interior Floor	15	HARDTILE	50
Air Condition	03	CENTRAL	100
Heating Type	04	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	04	04	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
BAS	300	100	
BAS	2,193	100	
FGR	507	55	
FOP	137	30	
TOTALS	3,137		

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
0100	01	2,813	141.9403	158.97	447,183	2006	2006	0	0	0	19.00	81.00		
1 SINGLE FAM 100% - 2023 Heated Area: 2493 HX Base Yr 2023														



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY STANDARD			
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		362,218	
TOTAL MARKET OB/XF VALUE		17,601	
TOTAL LAND VALUE - MARKET		35,000	
TOTAL MARKET VALUE		414,819	
SOH/AGL Deduction		249,203	
ASSESSED VALUE		165,616	
TOTAL EXEMPTION VALUE		HX HB 51,411	
BASE TAXABLE VALUE		114,205	
TOTAL JUST VALUE		414,819	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		419,291	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049365	Roof Replacement	30,000	03/06/2024
24662	SFR	686	06/23/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1475/1106	9/09/2022	WD Q	I	01		450,000
GRANTOR: KOON WILLIAM KIRK						
GRANTEE: URRELY JARROD JOSEPH						
1130/0656	8/31/2007	WD Q	I			290,000
GRANTOR: SPARKS CONTRACTORS						
GRANTEE: WILLIAM KIRK KOON						

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	300	100		300	38,630
BAS	2,193	100		2,193	282,383
FGR	507	55		279	35,926
FOP	137	30		41	5,280
TOTALS	3,137			2,813	362,218

209 SW MORNING GLORY DR, LAKE CITY
 BLD DATE: 04/14/2026
 XF DATE: MLU
 INC DATE:

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	1,511.00	UT	3.00	3.00	100	2006	2006	3	100	4,533	
3	0258	PATIO	0	100	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	300	
4	0210	GARAGE U	0	100	12	432.00	UT	15.00	15.00	100	2014	2014	3	100	6,480	
5	0294	SHED WOOD/	0	100	12	144.00	UT	10.00	10.00	75	2014	2014	3	75	1,080	
6	0252	LEAN-TO W/	0	100	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	200	
7	0251	LEAN TO W/	0	100	12	288.00	UT	3.50	3.50	100	2019	2019	3	100	1,008	
8	0169	FENCE/WOOD	0	100	0	1.00	UT	2,000.00	2,000.00	100	2023	2022		100	2,000	

BUILDING NOTES			
TOTAL OB/XF 17,601			

BUILDING DIMENSIONS													
BAS= W16 N12 W13 BAS= W25 S12 E25 N12 S12 W36 S33 E9 S7 E12													
N2 FOP= E10 N2 E11 N5 W13 N2 W6 S2 W2 S7 S N7 E2 N2 E6 S2 E13													
FGR= S19 E12 N2 E11 N21 W23 S4 S N4 E23 N27 S.													

LAND DESCRIPTION														TOTAL OB/XF 17,601										
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							