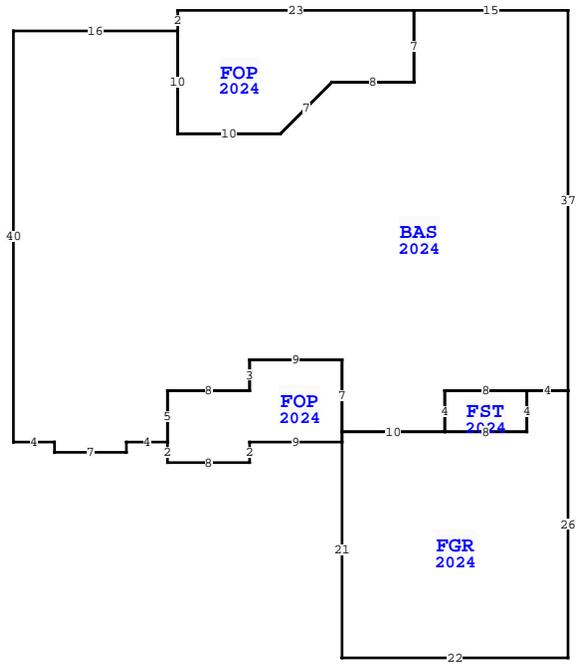




ELEMENT		CD	CONSTRUCTION		
Exterior Wall	32	HARDIE BRD	100		
Exterior Wall	00	N/A	0		
Roof Structure	08	IRREGULAR	100		
Roof Cover	03	COMP SHNGL	100		
Interior Wall	05	DRYWALL	100		
Interior Floor	13	LAM/VNLPLK	100		
Interior Floor	00	N/A	0		
Air Condition	04	CENTRAL	100		
Heating Type	03	AIR DUCTED	100		
Bedrooms		3	100		
Bathrooms		2	100		
Frame	02	WOOD FRAME	100		
Stories	1.	1.	100		
Units		0	100		
Condition Adj	03	03	100		
Kitchen Adjus	01	01	100		
Quality	06	06			
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,838	100	2024	1,838	241,204
FGR	500	55	2024	275	36,089
FOP	128	30	2024	38	4,987
FOP	224	30	2024	67	8,793
FST	32	55	2024	18	2,362
TOTALS	2,722			2,236	293,435

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%	- 2024									
			Heated Area: 1838				HX Base Yr 2024					



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE	293,435		
TOTAL MARKET OB/XF VALUE	1,380		
TOTAL LAND VALUE - MARKET	35,000		
TOTAL MARKET VALUE	329,815		
SOH/AGL Deduction	134,681		
ASSESSED VALUE	195,134		
TOTAL EXEMPTION VALUE	HX HB 13 195,134		
BASE TAXABLE VALUE	0		
TOTAL JUST VALUE	329,815		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	327,606		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046255	New Residential C	210,000	01/12/2023
26838	SFR	901	03/12/2008

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1495/282	7/10/2023	WD	Q	I	01	385,000
GRANTOR: TERRY CRAIG						
GRANTEE: KANNADY ANDREA						
1473/1464	8/16/2022	WD	Q	V	01	40,000
GRANTOR: RAYMER TAMMY J						
GRANTEE: TERRY CRAIG						

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	0166	CONC,PAVMT	0	100	0	0			3.00	100	2024	2023		100	1,380	

TOTAL OB/XF													1,380					
231 SW MORNING GLORY DR, LAKE CITY													BLD DATE		LGL DATE		04/14/2026	MLU
													XF DATE		LAND DATE			
													INC DATE		AG DATE			

BUILDING NOTES												
BAS=[YR=2024;ORIG=60,10] S40 E4 S1 E7 N1 E4 N5 E8 N3 E9 S7 E10 N4 E8 E4 N37 W15 S7 W8 D5L5 W10 N10 W16 \$												
FGR=[YR=2024;ORIG=92,49] S1 S21 E22 N26 W4 S4 W8 W10 \$												
FOP=[YR=2024;ORIG=76,10] S10 E10 U5R5 E8 N7 W23 S2 \$												
FOP=[YR=2024;ORIG=75,45] S5 S2 E8 N2 E9 N1 N7 W9 S3 W8 \$												
FST=[YR=2024;ORIG=102,45] S4 E8 N4 W8 \$												

BUILDING DIMENSIONS												
BAS=[YR=2024;ORIG=60,10] S40 E4 S1 E7 N1 E4 N5 E8 N3 E9 S7 E10 N4 E8 E4 N37 W15 S7 W8 D5L5 W10 N10 W16 \$												
FGR=[YR=2024;ORIG=92,49] S1 S21 E22 N26 W4 S4 W8 W10 \$												
FOP=[YR=2024;ORIG=76,10] S10 E10 U5R5 E8 N7 W23 S2 \$												
FOP=[YR=2024;ORIG=75,45] S5 S2 E8 N2 E9 N1 N7 W9 S3 W8 \$												
FST=[YR=2024;ORIG=102,45] S4 E8 N4 W8 \$												

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								