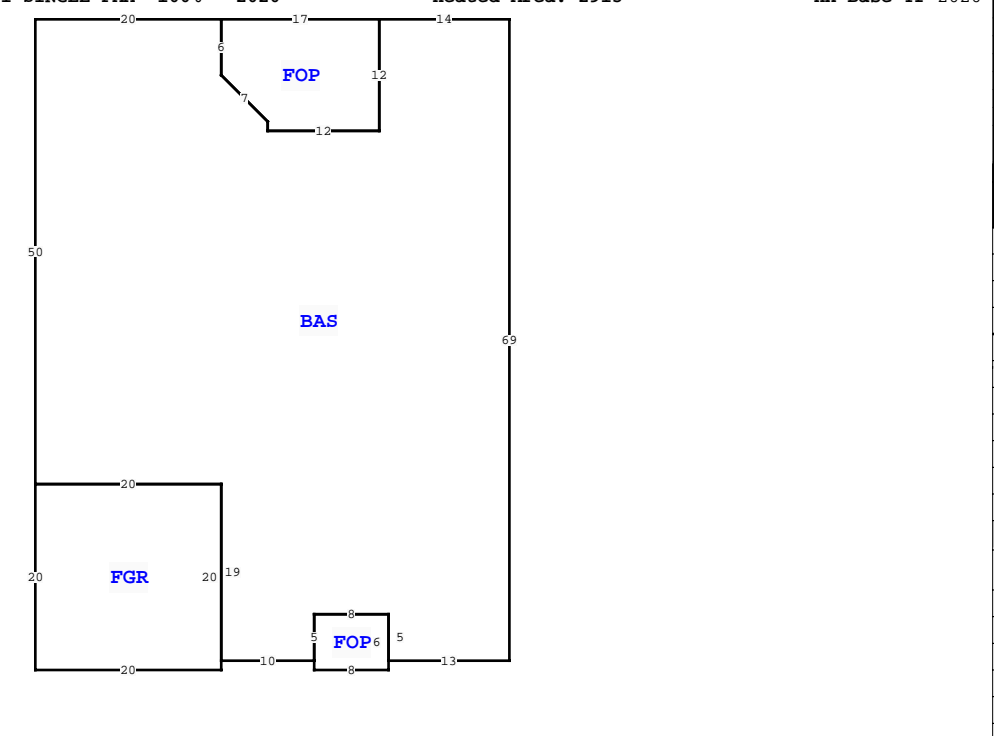


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	32 HARDIE BRD 100
Roof Structur	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	13 LAM/VNLPLK 100
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	3 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Units	0 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	3,203	120.5710	135.04	432,533	2019	2019	0	0	6.00	94.00	



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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,913	100		2,913	369,770
FGR	400	55		220	27,926
FOP	48	30		14	1,778
FOP	187	30		56	7,108
TOTALS	3,548			3,203	406,581

283 SW MORNING GLORY DR, LAKE CITY
 BLD DATE
 XF DATE
 INC DATE
 LGL DATE
 LAND DATE
 AG DATE
 04/14/2026 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	0166	CONC,PAVMT	0	100	0	1,247.00	UT	2.25	2.25	100	2019	2019	3	100	2,806	

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	DPHT 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	0.90	35,000.00	31,500.00	31,500							

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			406,581
TOTAL MARKET OB/XF VALUE			2,806
TOTAL LAND VALUE - MARKET			31,500
TOTAL MARKET VALUE			440,887
SOH/AGL Deduction			172,225
ASSESSED VALUE			268,662
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			217,251
TOTAL JUST VALUE			440,887
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			445,212

PERMIT NUM	DESCRIPTION	AMT	ISSUED
37739	SFR	1,222	02/12/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1360/1490	5/12/2018	QC	U	V	11	100

GRANTOR: ASHA GOEL
 GRANTEE: CHASE EARL LARSEN &
 1310/2171 2/26/2016 WD Q V 01 13,000
 GRANTOR: SHAYNE & BROOKE BARBE
 GRANTEE: ASHA GOEL

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W14 FOP= W17 S6 D5 R5 S1 E12 N12\$ S12 W12 N1 L5 U5 N6 W20 S50 FGR= S20 E20 N20 W20\$ E20 S19 E10 FOP= S1 E8 N6 W8 S5\$ N5E8 S5 E13 N69\$.