LOT 9 ROLLING MEADOWS S/D.

WD 1063-1963, WD 1070-1195, QC 1

FRYE QUENTIN R/FRYE JENNIFER B
299 SW MORNING GLORY DR
LAKE CITY, FL 32024

2027

15-4S-16-03023-509

BUILDING CHARACTERISTICS

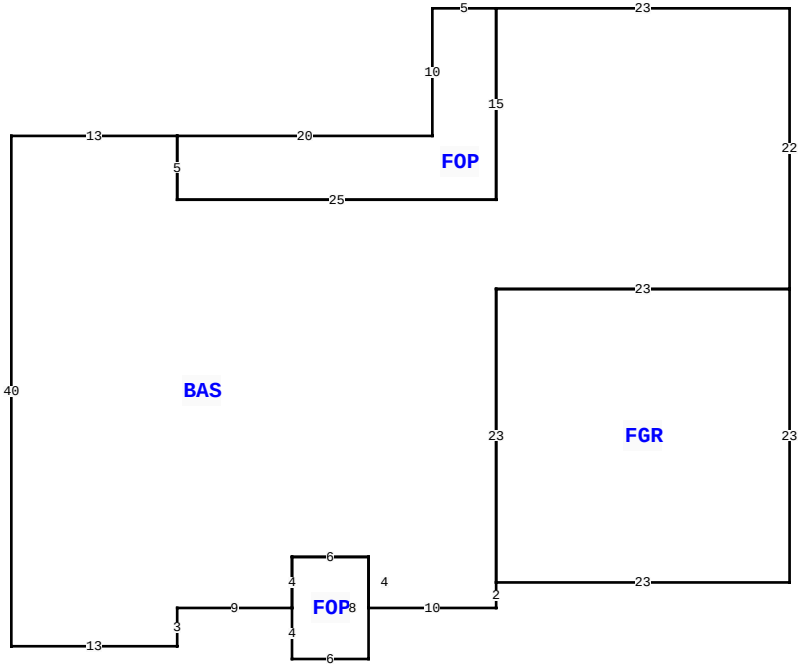
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	12	HARDWOOD 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,802	100		1,802	207,510
FGR	529	55		291	33,510
FOP	48	30		14	1,612
FOP	175	30		52	5,988
TOTALS	2,554			2,159	248,621

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,159	124.6256	137.09	295,977	2009	2009	0	0	0	16.00	84.00

1 SINGLE FAM 100% - 2021 Heated Area: 1802 HX Base Yr 2021



299 SW MORNING GLORY DR, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	248,621
TOTAL MARKET OB/XF VALUE	8,992
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	292,613
SOH/AGL Deduction	63,091
ASSESSED VALUE	229,522
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	178,111
TOTAL JUST VALUE	292,613
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	297,129

PERMIT NUM	DESCRIPTION	AMT	ISSUED
26983	SFR	771	05/07/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1422/0690	10/16/2020	WD	Q	I	01	244,000
GRANTOR: LACRECIA D BARBER FKA						
GRANTEE: QUENTIN R & JENNIFE						
1275/2349	6/09/2014	WD	Q	I	01	171,000
GRANTOR: JASON ELIXSON						
GRANTEE: LACRECIA D WILLIAMS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W13 S40 E13 N3 E9 FOP= S4 E6 N8 W6 S4$ N4 E6 S4 E10 N2
FGR= E23 N23 W23 S23$ N23 E23 N22 W23 FOP= W5 S10 W20 S5 E25
N15$ S15 W25 N5$.

EXTRA FEATURES

LN	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	0	1.00	UT	2,000.00	2,000.00	100	2009	2009	3	100	2,000	
2	0166	CONC,PAVMT	0	100	0	0	1,064.00	UT	3.00	3.00	100	2009	2009	3	100	3,192	
3	0081	DECKING WI	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	800	
4	0060	CARPORT F	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	3,000	

LAND DESCRIPTION

TOTAL OB/XF 8,992

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH 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							

REVIEW DATE 06/24/2024 BY KS Total Acres: 0.56 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/16/2026 BY SYS