LOT 12 ROLLING MEADOWS S/D.

SWD 1063-670, CWD 1104-1339

WILSON FLOYD Y/WILSON TRACY A
357 SW MORNING GLORY DR
LAKE CITY, FL 32024

2027

15-4S-16-03023-512

BUILDING CHARACTERISTICS

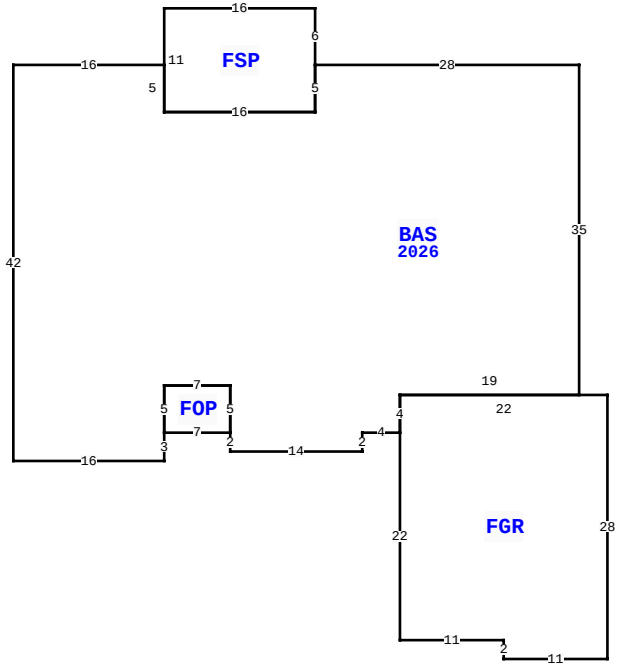
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 80
Exterior Wall	19	COMMON BRK 20
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	02	02 100
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	2,225	100	2026	2,225	256,929
FGR	594	55		327	37,760
FOP	35	30		10	1,155
FSP	176	40		70	8,083
TOTALS	3,030			2,632	303,927

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,632	129.6026	142.56	375,218	2006	2006	0	0	0	19.00	81.00

1 SINGLE FAM 100% - 2007 Heated Area: 2225 HX Base Yr 2007



357 SW MORNING GLORY DR, LAKE CITY

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

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	0166	CONC,PAVMT	0	100	0	0	2,052.00	UT	3.00	3.00	100	2006	2006	3	100	6,156	
2	0210	GARAGE U	0	100	22	24	528.00	UT	16.00	16.00	75	2014	2014	3	75	6,336	
3	0281	POOL R/FIB	0	100	16	40	640.00	UT	65.00	65.00	100	2027	2026		98	40,768	
4	0080	DECKING	0	100	0	0	1.00	UT	1,500.00	1,500.00	100	2027	2026		100	1,500	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		303,927
TOTAL MARKET OB/XF VALUE		54,760
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		393,687
SOH/AGL Deduction		104,012
ASSESSED VALUE		289,675
TOTAL EXEMPTION VALUE	HX HB VX	56,411
BASE TAXABLE VALUE		233,264
TOTAL JUST VALUE		393,687
NCON VALUE		42,268
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		356,940

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000055198	Swimming Pool and	114,400	03/10/2026
000045618	Roof Replacement	22,840	10/04/2022
24142	SFR	685	02/16/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1104/1339	12/08/2006	WD	Q	I		301,400
GRANTOR: ADAM'S FRAMING & CONS						
GRANTEE: FLOYD & TRACY WILSO						
1063/0670	10/26/2005	WD	Q	V		126,000
GRANTOR: RML HOLDINGS						
GRANTEE: ADAM'S FRAMING AND						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[ORIG=-19,39] S22 E11 S2 E11 N28 W22 S4 $
FSP=[ORIG=-28,0] N6 W16 S11 E16 N5 $
FOP=[ORIG=-44,39] E7 N5 W7 S5 $
BAS=[YR=2026;ORIG=0,0] W28 S5 W16 N5 W16 S42 E16 N3 N5 E7 S5 S2 E14 N2 E4 N4 E19 N35 $
.

LAND DESCRIPTION

TOTAL OB/XF 54,760

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 07/28/2026 BY CM Total Acres: 0.50 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/16/2026 BY SYS