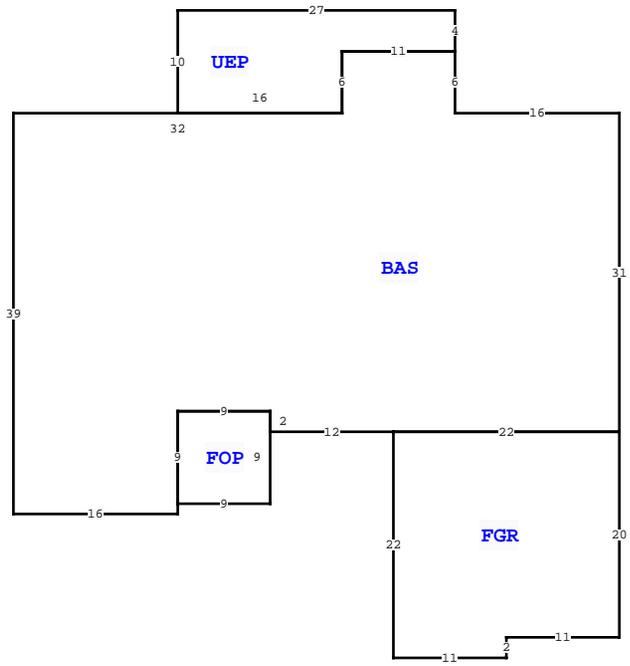


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	70
Exterior Wall	21	STONE	30
Roof Structure	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	70
Interior Floor	15	HARDTILE	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Architectural	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
BAS	2,005	100	
FGR	462	55	
FOP	81	30	
UEP	204	60	
TOTALS	2,752		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,405	133.7836	152.51	366,787	2007	2007	0	0	18.00	82.00	
1 SINGLE FAM			100% - 2008	Heated Area: 2005			HX Base Yr 2008					



COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 3	Tax Dist:			
BUILDING MARKET VALUE	300,765			
TOTAL MARKET OB/XF VALUE	12,059			
TOTAL LAND VALUE - MARKET	35,000			
TOTAL MARKET VALUE	347,824			
SOH/AGL Deduction	247,679			
ASSESSED VALUE	100,145			
TOTAL EXEMPTION VALUE	HX HB WX		56,411	
BASE TAXABLE VALUE	43,734			
TOTAL JUST VALUE	347,824			
NCON VALUE	0			
INCOME VALUE				
PREVIOUS YEAR MKT VALUE	346,162			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052251	Roof Replacement	20,880	02/04/2025
25962	SFR	617	06/26/2007

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1546/983	6/17/2025	LE	U	I	14	100

GRANTOR: BOSTIC LILA (ENH LE)
GRANTEE: BOSTIC RONALD LEE (
1135/2402 11/06/2007 WD Q I 276,900
GRANTOR: ADAM'S FRAMING & CONS
GRANTEE: HARRY & LILA BOSTIC

EXTRA FEATURES													381 SW MORNING GLORY DR, LAKE CITY			
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	0		1,682.00	UT	3.00	2007	2007	3	100	5,046
2	0169	FENCE/WOOD	0	100	0	0	0		200.00	UT	15.50	2014	2014	3	75	2,325
3	0060	CARPORT F	0	100	0	0	0		1.00	UT	0.00	2014	2014	3	100	500
4	0070	CARPORT UF	0	100	0	0	0		1.00	UT	0.00	2014	2014	3	100	300
5	0031	BARN, MT AE	0	100	18	32			576.00	UT	9.00	2014	2014	3	75	3,888

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

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS= W16 N6 UEP= N4 W27 S10 E16 N6 E11\$ W11 S6 W32 S39 E16 N1 FOP= E9 N9 W9 S9\$ N9 E9 S2 E12 FGR= S22 E11 N2 E11 N20 W22\$ E22 N31\$.	

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								