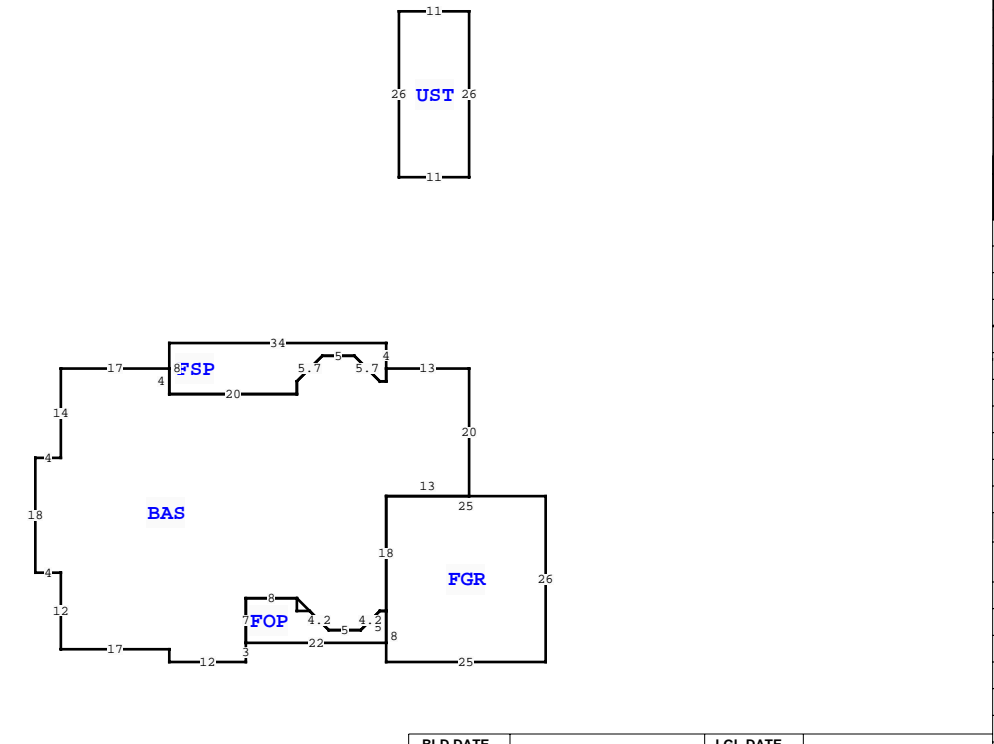


ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 90
Exterior Wall	21	STONE 10
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	12	HARDWOOD 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 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	3,003	121.5313	136.12	408,768	2013	2013	0	0	12.00	88.00		
1 SINGLE FAM 100% - 2014 Heated Area: 2402 HX Base Yr 2014													



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	2,402	100		2,402	287,725
FGR	650	55		358	42,883
FOP	102	30		31	3,714
FSP	208	40		83	9,942
UST	286	45		129	15,452
TOTALS	3,648			3,003	359,716

405 SW MORNING GLORY DR, LAKE CITY
BLD DATE: [] LGL DATE: 04/14/2026 MLU
XF DATE: [] LAND DATE: []
INC DATE: [] AG DATE: []

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	0180	FPLC 1STRY	0	100	0	1.00	UT	2,000.00	2,000.00	100	2013	2013	3	100	2,000	
2	0166	CONC, PAVMT	0	100	0	1,910.00	UT	2.00	2.00	100	2013	2013	3	100	3,820	

EXTRA FEATURES																
TOTAL OB/XF 5,820																

LAND DESCRIPTION																								
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							

LAND DESCRIPTION																
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COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY				
VALUATION BY			STANDARD	
Tax Group: 3	Tax Dist:			
BUILDING MARKET VALUE			359,716	
TOTAL MARKET OB/XF VALUE			5,820	
TOTAL LAND VALUE - MARKET			35,000	
TOTAL MARKET VALUE			400,536	
SOH/AGL Deduction			103,747	
ASSESSED VALUE			296,789	
TOTAL EXEMPTION VALUE	HX HB VP		296,789	
BASE TAXABLE VALUE			0	
TOTAL JUST VALUE			400,536	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			404,624	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
30269	SFR	1,021	07/10/2012
27077	SFR	906	06/11/2008

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1502/2724	10/09/2023	TR	U	I	11	100

GRANTOR: LASTAS KATHY L LIVING
GRANTEE: LASTAS KATHY L
1277/0551 6/12/2014 WD U I 11 100
GRANTOR: KATHY LASTAS
GRANTEE: KATHY LASTAS AS TRU

BUILDING NOTES																
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BUILDING DIMENSIONS
BAS= W13 FSP= N4 W34 S8 E20 N2 U4 R4 E5 D4 R4 E1 N2\$ S2 W1 L4 U4 W5 L4 D4 S2 W20 N4 W17 S14 W4 S18 E4 S12 E17 S2 E12 N3 FOP= E22 N5 W1 L3 D3 W5 U3 L3 W2 N2 W8 S7\$ N7 E8 D2 R2 R3 D3 E5 U3 R3 E1 FGR= S8 E25 N26 W25 S18\$ N18 E13 N20\$ PTR= N30 UST= N26 W11 S26 E11\$ S30\$.