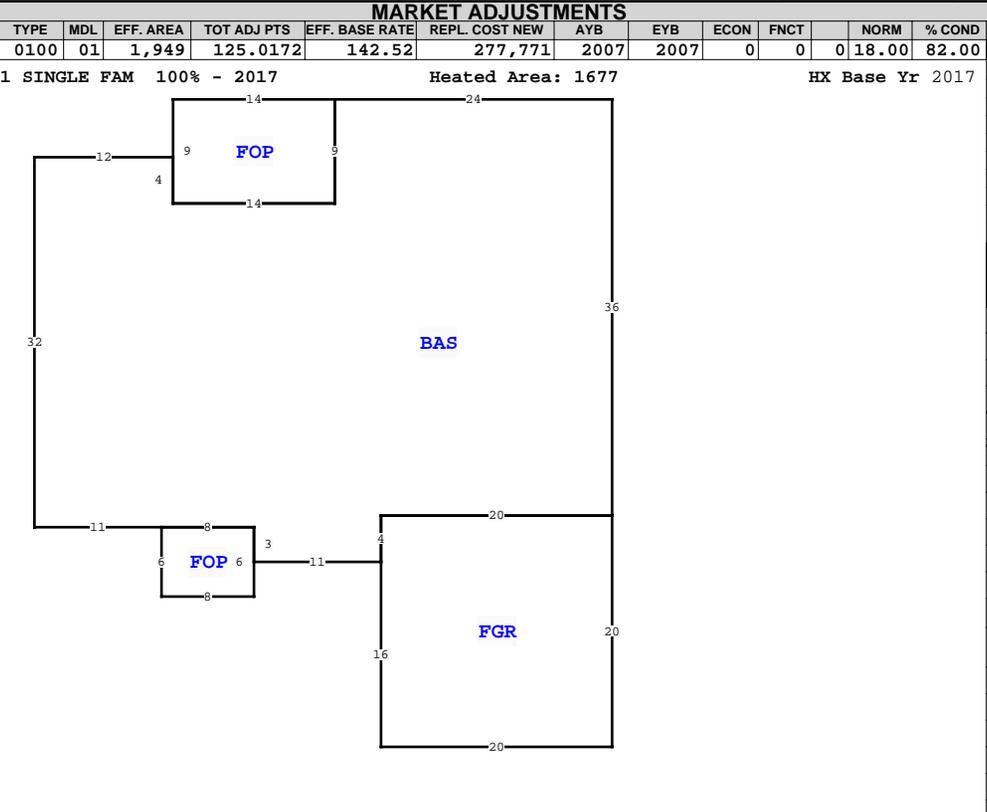


ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100



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	1,677	100		1,677	195,985
FGR	400	55		220	25,710
FOP	48	30		14	1,636
FOP	126	30		38	4,441
TOTALS	2,251			1,949	227,772

429 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	0166	CONC, PAVMT	0	100	0	964.00	UT	3.00	3.00	100	2007	2007	3	100	2,892	
2	0120	CLFENCE 4	0	100	0	300.00	UT	15.50	15.50	75	2014	2014	3	75	3,488	
3	0296	SHED METAL	0	100	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	1,200	

LAND DESCRIPTION		TOTAL OB/XF 7,580																						
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							

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		227,772
TOTAL MARKET OB/XF VALUE		7,580
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		270,352
SOH/AGL Deduction		96,066
ASSESSED VALUE		174,286
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		122,875
TOTAL JUST VALUE		270,352
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		269,086

PERMIT NUM	DESCRIPTION	AMT	ISSUED
25878	SFR	558	06/01/2007

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1326/0569	11/21/2016	WD	Q	I	01	178,000
GRANTOR: PATRICK L & MEREDITH						
GRANTEE: CHRISTOPHER A & LEA						
1299/0421	8/03/2015	WD	Q	I	01	165,000
GRANTOR: KAY M GREENE						
GRANTEE: PATRICK L & MEREDITH						

BUILDING NOTES	

**BUILDING DIMENSIONS**  
BAS= W24 FOP= W14 S9 E14 N9\$ S9 W14 N4 W12 S32 E11 FOP= S6 E8 N6 W8\$ E8 S3 E11 FGR= S16 E20 N20 W20 S4\$ N4 E20 N36\$.