LOT 15 ROLLING MEADOWS S/D.
WD 1064-728, 1143-311, QC 1153-9

WALTERS CHRISTOPHER A/WALTERS LEANN E
429 SW MORNING GLORY DR
LAKE CITY, FL 32024

2027

15-4S-16-03023-515

BUILDING CHARACTERISTICS

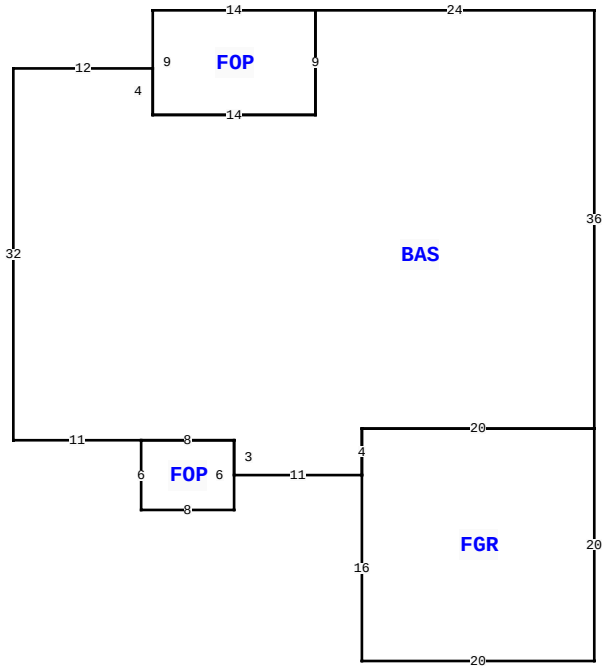
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	189,109
FGR	400	55		220	24,808
FOP	48	30		14	1,579
FOP	126	30		38	4,285
TOTALS	2,251			1,949	219,781

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,949	125.0172	137.52	268,026	2007	2007	0	0	0	18.00	82.00

1 SINGLE FAM 100% - 2017 Heated Area: 1677 HX Base Yr 2017



429 SW MORNING GLORY DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2026 MLU
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	964.00	UT	3.00	3.00	100	2007	2007	3	100	2,892	
2	0120	CLFENCE 4	0	100	0	0	300.00	UT	15.50	15.50	75	2014	2014	3	75	3,488	
3	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	1,200	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		219,781
TOTAL MARKET OB/XF VALUE		7,580
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		262,361
SOH/AGL Deduction		82,846
ASSESSED VALUE		179,515
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		128,104
TOTAL JUST VALUE		262,361
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		266,357

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 & MEREDIT						

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$.

LAND DESCRIPTION

TOTAL OB/XF 7,580

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: 0.51 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/16/2026 BY SYS