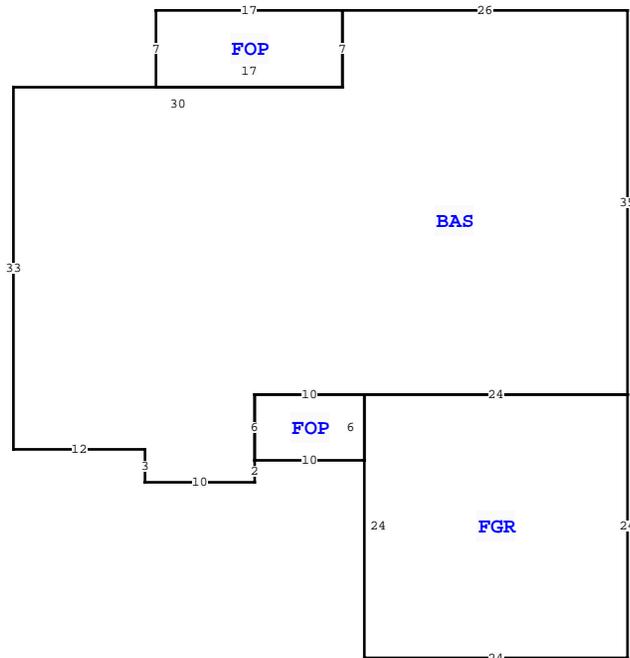


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	80
Interior Floo	15	HARDTILE	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		2	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		
1	SINGLE FAM	100%	- 2017									Heated Area: 1890 HX Base Yr 2017	



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	1,890	100		1,890	220,878
FGR	576	55		317	37,047
FOP	60	30		18	2,103
FOP	119	30		36	4,207
TOTALS	2,645			2,261	264,235

EXTRA FEATURES																	
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	776.00	UT	3.00	3.00	100	2007	2007	3	100	2,328	
2	0169	FENCE/WOOD	0	100	0	0	64.00	UT	15.50	15.50	75	2014	2014	3	75	744	
3	0280	POOL R/CON	0	100	14	28	392.00	UT	70.00	70.00	100	2017	2017	3	84	23,050	

453 SW MORNING GLORY DR, LAKE CITY										BLD DATE		LGL DATE		
										XF DATE		LAND DATE	04/14/2026	MLU
										INC DATE		AG DATE		

COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 3	Tax Dist:			
BUILDING MARKET VALUE	264,235			
TOTAL MARKET OB/XF VALUE	26,122			
TOTAL LAND VALUE - MARKET	35,000			
TOTAL MARKET VALUE	325,357			
SOH/AGL Deduction	166,323			
ASSESSED VALUE	159,034			
TOTAL EXEMPTION VALUE	HX HB	51,411		
BASE TAXABLE VALUE	107,623			
TOTAL JUST VALUE	325,357			
NCON VALUE	0			
INCOME VALUE				
PREVIOUS YEAR MKT VALUE	324,436			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
35021	POOL	225	03/08/2017
24661	SFR	595	06/23/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1319/2214	7/29/2016	WD Q	Q	I	01	188,500
GRANTOR: CHRISTOPHER A & JANNA						
GRANTEE: MEAGAN DONTRICH						
1109/2307	1/31/2007	WD Q	Q	I		230,000
GRANTOR: MARTIN HOME BUILDERS						
GRANTEE: CHRISTOPHER & JANNA						

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS= W26 FOP= W17 S7 E17 N7\$ S7 W30 S33 E12 S3 E10 N2 FOP= E10 N6 W10 S6\$ N6 E10 FGR= S24 E24 N24 W24\$ E24 N35\$.													

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							