LOT 17 ROLLING MEADOWS S/D.

WD 1062-2420, WD 1073-391, WD 15

KIHEI MELINDA
463 SW MORNING GLORY DRIVE
LAKE CITY, FL 32024

2027

15-4S-16-03023-517

BUILDING CHARACTERISTICS

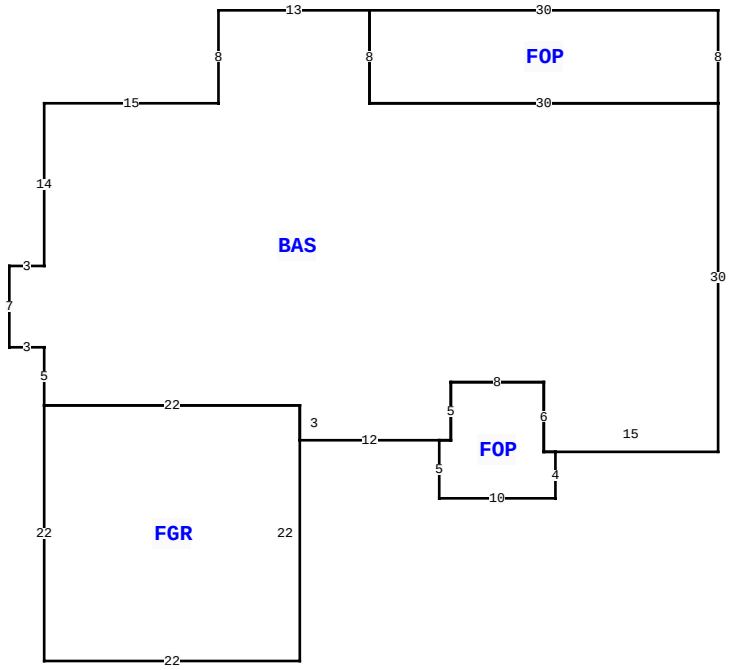
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
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	1,716	100		1,716	176,803
FGR	484	55		266	27,406
FOP	89	30		27	2,782
FOP	240	30		72	7,418
TOTALS	2,529			2,081	214,409

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,081	115.6320	127.20	264,703	2006	2006	0	0	0	19.00	81.00

1 SINGLE FAM 100% - 2007 Heated Area: 1716 HX Base Yr 2007



463 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

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		214,409
TOTAL MARKET OB/XF VALUE		36,671
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		286,080
SOH/AGL Deduction		92,551
ASSESSED VALUE		193,529
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		142,118
TOTAL JUST VALUE		286,080
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		289,974

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047261	Roof Replacement	17,363	05/17/2023
29100	POOL	185	12/29/2010
24154	SFR	558	02/20/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1550/2262	10/02/2025	WD	U	I	11	100
GRANTOR: KIHEI SCOTT						
GRANTEE: KIHEI MELINDA						
1073/391	2/02/2006	WD	Q	V		52,000
GRANTOR: KINGDOM PROPERTIES IN						
GRANTEE: KIHEI SCOTT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W13 S8 W15 S14 W3 S7 E3 S5 FGR= S22 E22 N22 W22$ E22 S3 E12 FOP= S5 E10 N4 W1 N6 W8 S5 W1$ E1 N5 E8 S6 E15 N30 FOP= N8 W30 S8 E30$ W30 N8$.

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	0294	SHED WOOD/	0	100	12	24	288.00	UT	14.00	14.00	100	2006	2006	3	100	4,032	
2	0166	CONC,PAVMT	0	100	0	0	560.00	UT	3.00	3.00	100	2006	2006	3	100	1,680	
3	0280	POOL R/CON	0	100	14	28	392.00	UT	70.00	70.00	100	2011	2011	3	68	18,659	
4	0130	CLFENCE 5	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	2,000	
5	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	400	
6	0031	BARN,MT AE	0	100	30	30	900.00	UT	11.00	11.00	100	2019	2019	3	100	9,900	

LAND DESCRIPTION

TOTAL OB/XF 36,671

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