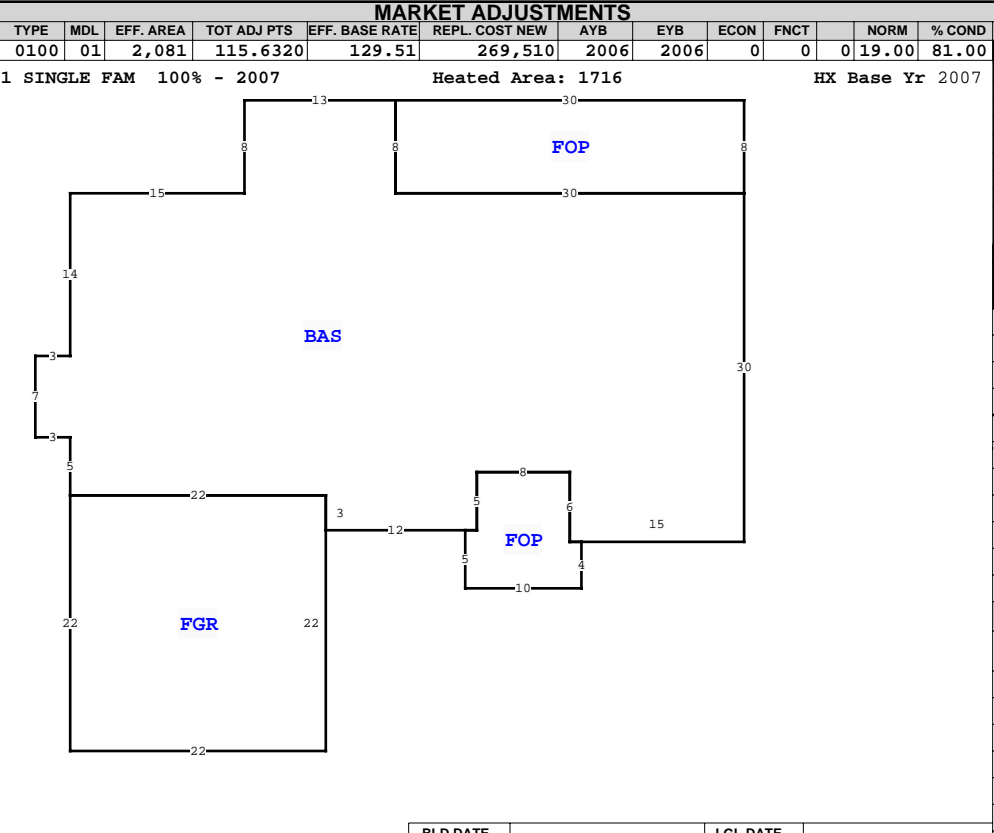


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	80
Interior Floor	15	HARDTILE	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		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
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
BAS	1,716	100	
FGR	484	55	
FOP	89	30	
FOP	240	30	
TOTALS	2,529		



463 SW MORNING GLORY DR, LAKE CITY
BLD DATE: 2006, XF DATE: 2006, INC DATE: 2006
LGL DATE: 04/14/2026, LAND DATE: 04/14/2026, AG DATE: 04/14/2026
MLU

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	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	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									
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		218,303
TOTAL MARKET OB/XF VALUE		36,671
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		289,974
SOH/AGL Deduction		102,082
ASSESSED VALUE		187,892
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		136,481
TOTAL JUST VALUE		289,974
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		293,492

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\$.	