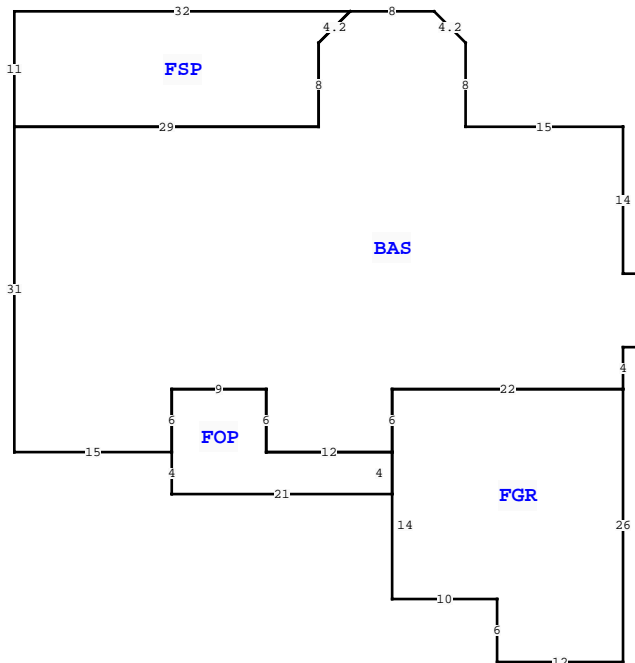




BUILDING CHARACTERISTICS					
ELEMENT	CD				
Exterior Wall	32 HARDIE BRD 90				
Exterior Wall	21 STONE 10				
Roof Structure	08 IRREGULAR 100				
Roof Cover	03 COMP SHNGL 100				
Interior Wall	05 DRYWALL 100				
Interior Floor	15 HARDTILE 80				
Interior Floor	14 CARPET 20				
Air Condition	03 CENTRAL 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				
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	1,778	100		1,778	218,336
FGR	512	55		282	34,629
FOP	138	30		41	5,035
FSP	324	40		130	15,964
TOTALS	2,752			2,231	273,963

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%	2009									
Heated Area: 1778 HX Base Yr 2009												



COLUMBIA COUNTY PROPERTY		
VALUATION SUMMARY		PAGE 1 of 1
VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		273,963
TOTAL MARKET OB/XF VALUE		8,107
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		317,070
SOH/AGL Deduction		106,446
ASSESSED VALUE		210,624
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		159,213
TOTAL JUST VALUE		317,070
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		320,371

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046788	Roof Replacement	29,608	03/20/2023
26412	SFR	542	11/13/2007

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1135/2784	11/13/2007	QC	Q	V	01	45,000
GRANTOR: EWPL INC						
GRANTEE: MYRON & GLENDA WRUB						
1062/2430	10/21/2005	WD	U	V	08	25,400
GRANTOR: RML HOLDINGS						
GRANTEE: EWPL INC.						

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		2,037.00	UT	3.00				3.00	6,111
2	0169	FENCE/WOOD	0	100	0	0		190.00	UT	10.50				10.50	1,496
3	0296	SHED METAL	0	100	0	0		1.00	UT	0.00				0.00	500

456 SW MORNING GLORY DR, LAKE CITY

BLD DATE	LGL DATE	04/14/2026	MLU
XF DATE	LAND DATE		
INC DATE	AG DATE		

BUILDING NOTES												
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**BUILDING DIMENSIONS**  
 BAS= W15 N8 L3 U3 W8 FSP= W32 S11 E29 N8 R3 U3 \$ D3 L3  
 S8 W29 S31 E15 FOP= S4 E21 N4 W12 N6 W9 S6 \$ N6 E9 S6 E12  
 FGR= S14 E10 S6 E12 N26 W22 S6\$ N6 E22 N4 E3 N7 W3 N14\$.

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							

REVIEW DATE 06/24/2024 BY ks																								
Total Acres: 0.50					Total Land Value: 35,000					Market: 0					Agricultural: 0					Common: 35,000				