LOT 20 ROLLING MEADOWS S/D.

WD 1062-2428, WD 1130-2153, CT

WILBER TERRY B/WILBER JULIA M
442 SW MORNING GLORY DR
LAKE CITY, FL 32024-1265

2027

15-4S-16-03023-520

BUILDING CHARACTERISTICS

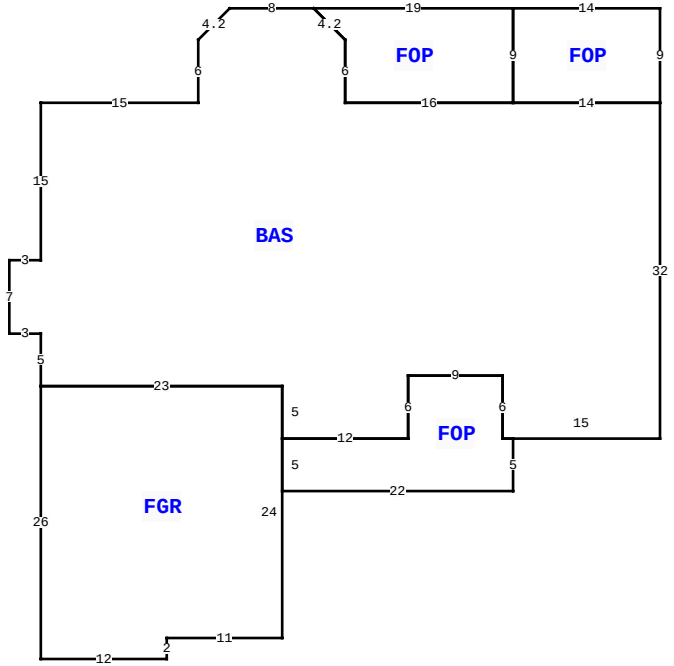
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 80
Exterior Wall	19	COMMON BRK 20
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
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	1,857	100		1,857	209,042
FGR	576	55		317	35,685
FOP	126	30		38	4,278
FOP	149	30		45	5,066
FOP	164	30		49	5,516
TOTALS	2,872			2,306	259,586

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,306	124.7994	137.28	316,568	2007	2007	0	0	0	18.00	82.00

1 SINGLE FAM 100% - 2019 Heated Area: 1857 HX Base Yr 2019



442 SW MORNING GLORY DR, LAKE CITY

BLD DATE		LGL DATE	04/14/2026 MLU
XF DATE		LAND DATE	
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	259,586
TOTAL MARKET OB/XF VALUE	22,475
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	317,061
SOH/AGL Deduction	102,212
ASSESSED VALUE	214,849
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	163,438
TOTAL JUST VALUE	317,061
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	321,788

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047882	Roof Replacement	30,068	08/11/2023
37058	STORAGE	569	08/03/2018
37058	STORAGE	152	08/03/2018
25044	SFR	569	09/28/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q/U	V/I	RSN CD	SALE PRICE
1357/2584	4/13/2018	WD	Q	I	01	209,900
GRANTOR: CHRISTIAN SETH LANE						
GRANTEE: TERRY B & JULIA M W						
1280/2000	9/05/2014	WD	U	I	12	165,000
GRANTOR: JP MORGAN MORTGAGE						
GRANTEE: CHRIATIAN SETH LANE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W14 FOP= N9 W19 D3 R3 S6 E16$ W16 N6 L3 U3 W8 D3 L3 S6 W15 S15 W3 S7 E3 S5 FGR= S26 E12 N2 E11 N24 W23 $ E23 S5 FOP= S5 E22 N5 W1 N6 W9 S6 W12$ E12 N6 E9 S6 E15 N32$ FOP= N9 W14 S9 E14$.

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	2,000.00	UT	3.00	3.00	100	2007	2007	3	100	6,000	
2	0169	FENCE/WOOD	0	100	0	0	250.00	UT	15.50	15.50	100	2018	2018	3	100	3,875	
3	0031	BARN,MT AE	0	100	28	30	840.00	UT	15.00	15.00	100	2018	2018	3	100	12,600	

LAND DESCRIPTION

TOTAL OB/XF 22,475

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 06/25/2024 BY KS Total Acres: 0.50 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2026 BY SYS