



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS											COLUMBIA COUNTY PROPERTY																			
ELEMENT	CD	CONSTRUCTION				TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																		
																	VALUATION BY					STANDARD														
																	Tax Group: 3					Tax Dist:														
																	BUILDING MARKET VALUE					0														
																	TOTAL MARKET OB/XF VALUE					0														
																	TOTAL LAND VALUE - MARKET					35,000														
																	TOTAL MARKET VALUE					35,000														
																	SOH/AGL Deduction					9,062														
																	ASSESSED VALUE					25,938														
																	TOTAL EXEMPTION VALUE					0														
																	BASE TAXABLE VALUE					25,938														
																	TOTAL JUST VALUE					35,000														
																	NCON VALUE					0														
																	INCOME VALUE																			
																	PREVIOUS YEAR MKT VALUE					35,000														
DOR CODE																	0000					VACANT														
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																															
TOTALS																																				
EXTRA FEATURES																	396 SW MORNING GLORY DR, LAKE CITY					BLD DATE					LGL DATE									
																	XF DATE					LAND DATE					04/14/2026					MLU				
																	INC DATE					AG DATE														
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																				
LAND DESCRIPTION																	TOTAL OB/XF										0									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV												
1	0000	C	VAC RES	0		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 04/14/2026 BY MLU Total Acres: 0.50 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 05/12/2026 BY SYS																																				