LOT 52 ROLLING MEADOWS S/D.

WD 1063-1963, WD 1067-2450, WD 1

FISHBURNE ALEXANDER G III
P O BOX 2277
LAKE CITY, FL 32056-2277

2027

15-4S-16-03023-552

BUILDING CHARACTERISTICS

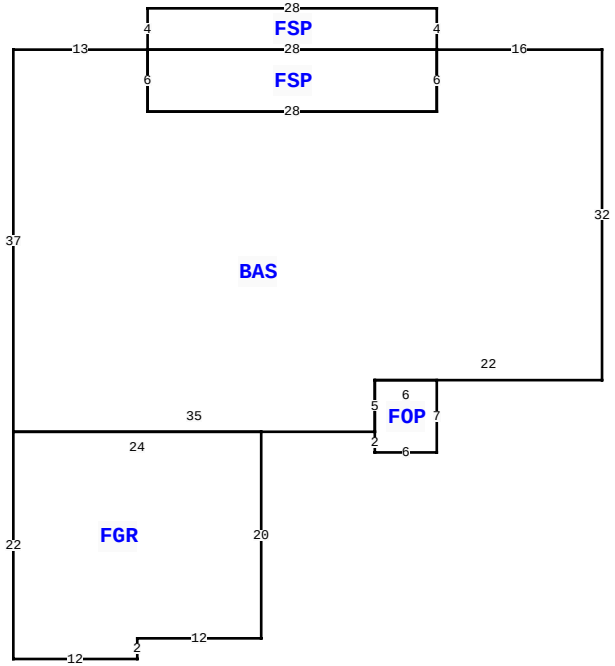
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,831	100		1,831	207,170
FGR	504	55		277	31,342
FOP	42	30		13	1,471
FSP	112	40		45	5,091
FSP	168	40		67	7,580
TOTALS	2,657			2,233	252,654

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,233	123.9282	136.32	304,403	2008	2008	0	0	0	17.00	83.00

1 SINGLE FAM 100% - 2018 Heated Area: 1831 HX Base Yr 2018



298 SW MORNING GLORY DR, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		252,654
TOTAL MARKET OB/XF VALUE		6,618
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		294,272
SOH/AGL Deduction		90,789
ASSESSED VALUE		203,483
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		152,072
TOTAL JUST VALUE		294,272
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		298,868

PERMIT NUM	DESCRIPTION	AMT	ISSUED
27160	SFR	755	07/11/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1535/1543	3/10/2025	LE	U	I	14	100
GRANTOR: FISHBURNE ALEXANDER G						
GRANTEE: WOODWORTH CAROL (RM						
1338/2087	6/13/2017	WD	Q	I	01	190,000
GRANTOR: CYNTHIA D FETHEROL						
GRANTEE: ALEXANDER G & MARY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W16 FSP= W28 S6 E28 N6$ FSP= N4 W28 S4 E28$ S6 W28 N6 W13 S37 FGR= S22 E12 N2 E12 N20 W24$ E35 FOP= S2 E6 N7 W6 S5$ N5 E22N32$.

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	1,462.00	UT	3.00	3.00	100	2008	2008	3	100	4,386	
2	0169	FENCE/WOOD	0	100	0	0	192.00	UT	15.50	15.50	75	2014	2014	3	75	2,232	

LAND DESCRIPTION

TOTAL OB/XF 6,618

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