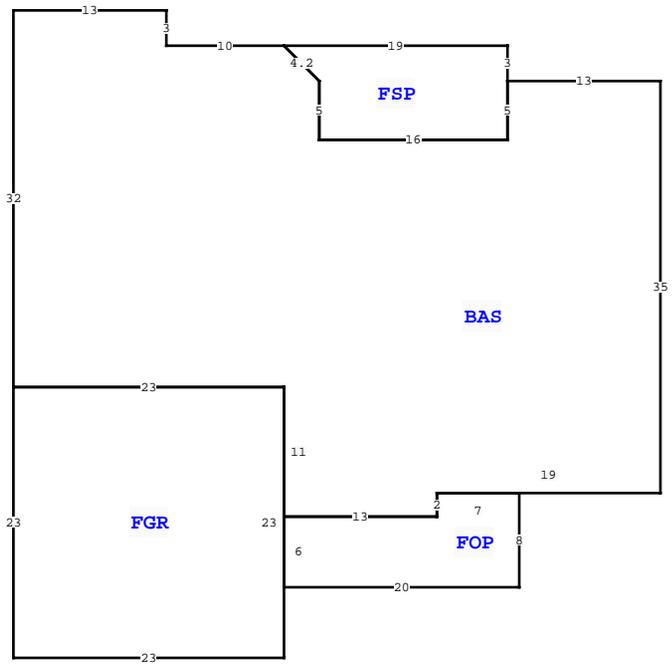


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	80
Interior Floo	15	HARDTILE	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	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
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
BAS	1,777	100	
FGR	529	55	
FOP	134	30	
FSP	133	40	
TOTALS	2,573		

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%	- 2021								
Heated Area: 1777						HX Base Yr 2021					



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		276,492	
TOTAL MARKET OB/XF VALUE		11,128	
TOTAL LAND VALUE - MARKET		35,000	
TOTAL MARKET VALUE		322,620	
SOH/AGL Deduction		72,508	
ASSESSED VALUE		250,112	
TOTAL EXEMPTION VALUE		HX HB SX 101,411	
BASE TAXABLE VALUE		148,701	
TOTAL JUST VALUE		322,620	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		321,411	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047329	Roof Replacement	36,712	05/30/2023
000044167	Screen Enclosure	18,000	04/13/2022
000044080	Electrical Servc	0	04/01/2022
32069	SFR	750	06/26/2014

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1441/1656	6/30/2021	WD	Q	I	01	283,000
GRANTOR: BOWLES JUSTIN &						
GRANTEE: ANGLE JANET S						
1408/1769	3/20/2020	WD	Q	I	01	241,800
GRANTOR: CHASE EARL & SUNITA G						
GRANTEE: JUSTIN & SARAH L BO						

EXTRA FEATURES		258 SW MORNING GLORY DR, LAKE CITY	
L N	OB/XF CODE	DESCRIPTION	BLD CAP
1	0166	CONC, PAVMT	0 100
2	0104	GENERATOR	0 100
3	0282	POOL ENCL	0 100

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	884.00	UT	2.00	2.00	100	2014	2014	3	100	1,768	
2	0104	GENERATOR	0 100	0	0	1.00	UT	6,000.00	6,000.00	100	2023	2022		80	4,800	
3	0282	POOL ENCL	0 100	19	20	380.00	UT	15.00	15.00	100	2023	2022		80	4,560	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[ORIG=0,0] W13 S5 W16 N5 U3L3 W10 N3 W13 S32 E23 S11 E13 N2 E19 N35 \$	
FGR=[ORIG=-55,26] S23 E23 N23 W23 \$	
FOP=[ORIG=-32,37] S6 E20 N8 W7 S2 W13 \$	
FSP=[ORIG=-13,0] N3 W19 D3R3 S5 E16 N5 \$	

LAND DESCRIPTION		TOTAL OB/XF 11,128																						
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							