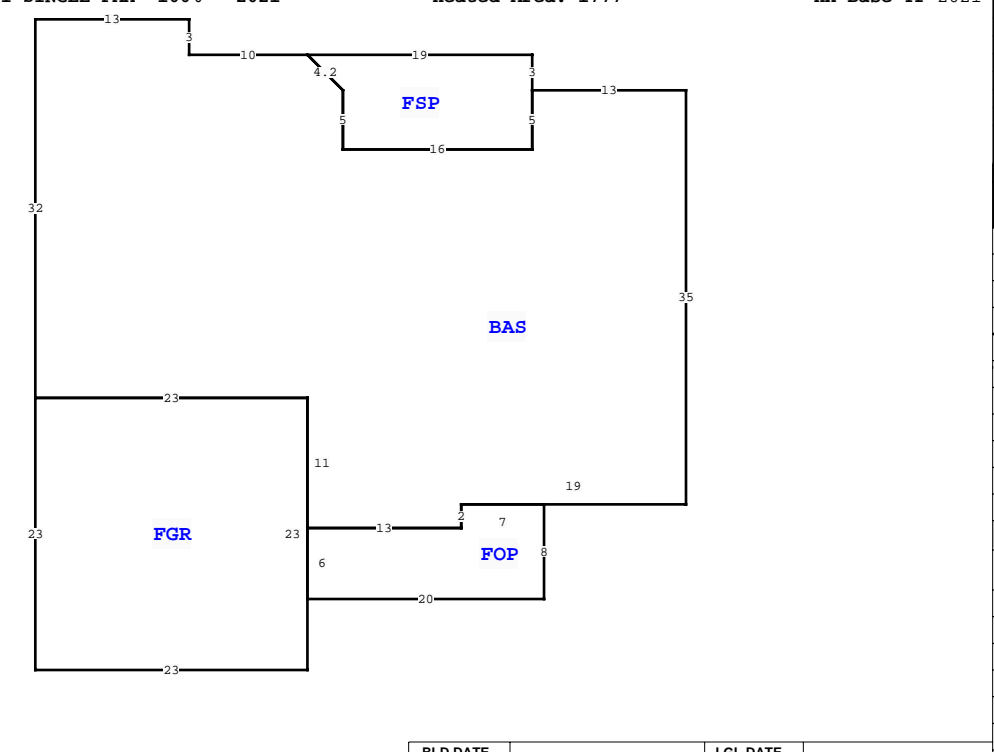


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	32 HARDIE BRD 100
Roof Structur	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	14 CARPET 80
Interior Floo	15 HARDTILE 20
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Architectual Units	05 CONV 100
Condition Adj	03 03 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	2,161	126.1062	141.24	305,220	2014	2014	0	0	11.00	89.00		

COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY				
VALUATION BY			STANDARD	
Tax Group: 3			Tax Dist:	
BUILDING MARKET VALUE			271,646	
TOTAL MARKET OB/XF VALUE			11,128	
TOTAL LAND VALUE - MARKET			35,000	
TOTAL MARKET VALUE			317,774	
SOH/AGL Deduction			67,662	
ASSESSED VALUE			250,112	
TOTAL EXEMPTION VALUE			HX HB SX 101,411	
BASE TAXABLE VALUE			148,701	
TOTAL JUST VALUE			317,774	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			321,411	



QUALITY	CD				
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	1,777	100		1,777	223,375
FGR	529	55		291	36,580
FOP	134	30		40	5,029
FSP	133	40		53	6,663
TOTALS	2,573			2,161	271,646

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

TOTAL OB/XF														11,128	
258 SW MORNING GLORY DR, LAKE CITY															
BLD DATE															
XF DATE															
INC DATE															
LGL DATE															
LAND DATE															
AG DATE															
04/14/2026 MLU															

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											
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								