LOT 53 ROLLING MEADOWS S/D.

WD 1063-1963, WD 1069-1552, WD 1

ANGLE JANET S/ANGLE ROBIN E
258 SW MORNING GLORY DR
LAKE CITY, FL 32024

2027

15-4S-16-03023-553

BUILDING CHARACTERISTICS

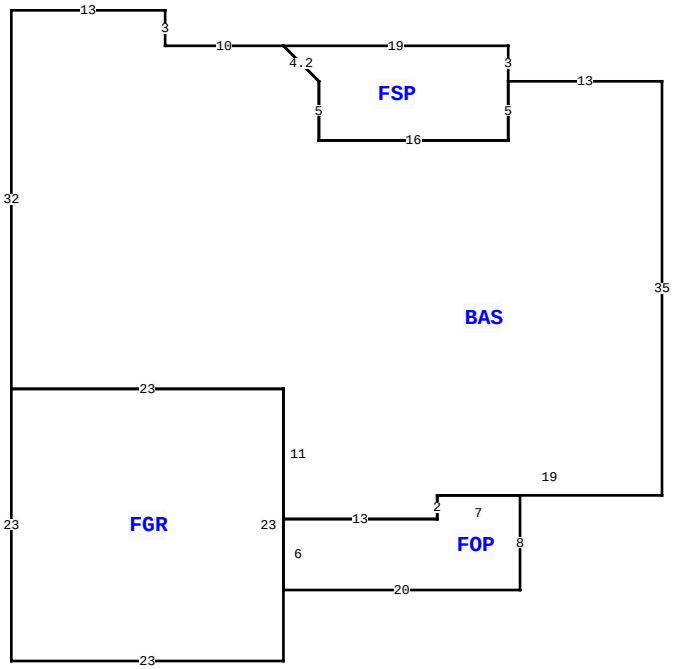
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,777	100		1,777	219,389
FGR	529	55		291	35,928
FOP	134	30		40	4,939
FSP	133	40		53	6,543
TOTALS	2,573			2,161	266,799

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	138.72	299,774	2014	2014	0	0	0	11.00	89.00

1 SINGLE FAM 100% - 2021 Heated Area: 1777 HX Base Yr 2021



258 SW MORNING GLORY DR, LAKE CITY

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

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	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	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	266,799
TOTAL MARKET OB/XF VALUE	11,128
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	312,927
SOH/AGL Deduction	55,312
ASSESSED VALUE	257,615
TOTAL EXEMPTION VALUE	HX HB SX 101,411
BASE TAXABLE VALUE	156,204
TOTAL JUST VALUE	312,927
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	317,774

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047329	Roof Replacement	36,712	05/30/2023
000044167	Screen Enclosure	18,000	04/13/2022
000044080	Electrical Servic	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						

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

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 01/30/2024 BY jerry Total Acres: 0.50 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2026 BY SYS