

LOT 58 ROLLING MEADOWS S/D.
 WD 1063-1963, WD 1088-1929,
 CT 1212-319, WD 1233-596,

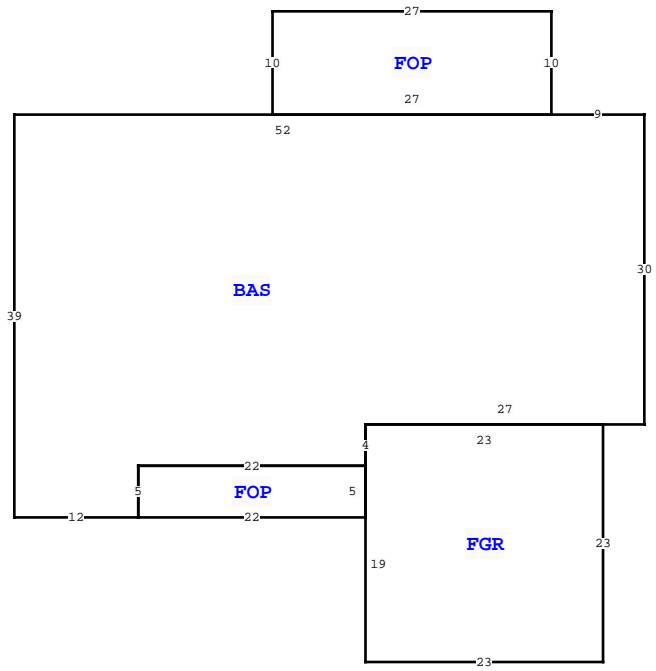
HANEY WESTIN M
 130 SW MORNING GLORY DR
 LAKE CITY, FL 32024

2026

15-4S-16-03023-558


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 Floor	12	HARDWOOD 100			
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			
Architactual Units	05	CONV 100	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	2,026	100		2,026	264,275
FGR	529	55		291	37,959
FOP	110	30		33	4,305
FOP	270	30		81	10,566
TOTALS	2,935			2,431	317,104

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%	- 2022									
Heated Area: 2026						HX Base Yr 2022						



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			317,104
TOTAL MARKET OB/XF VALUE			3,596
TOTAL LAND VALUE - MARKET			35,000
TOTAL MARKET VALUE			355,700
SOH/AGL Deduction			39,710
ASSESSED VALUE			315,990
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			264,579
TOTAL JUST VALUE			355,700
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			359,110

PERMIT NUM	DESCRIPTION	AMT	ISSUED
34886	SFR	1,047	01/30/2017
27157	SFR	755	07/11/2008

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1423/2323	10/30/2020	WD	Q	I	01	265,000
GRANTOR: FRANK B & BETH ANN KO						
GRANTEE: WESTIN M HANEY						
1356/1409	3/23/2018	WD	Q	I	01	237,500
GRANTOR: JERRY CASTAGNA						
GRANTEE: FRANK B & BETH ANN						

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	0169	FENCE/WOOD	0	100	0	0		1.00	UT 0.00	0.00	100	2018	2018	3	100	1,500
2	0166	CONC, PAVMT	0	100	0	0		1,048.00	UT 2.00	2.00	100	2018	2018	3	100	2,096

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								