

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

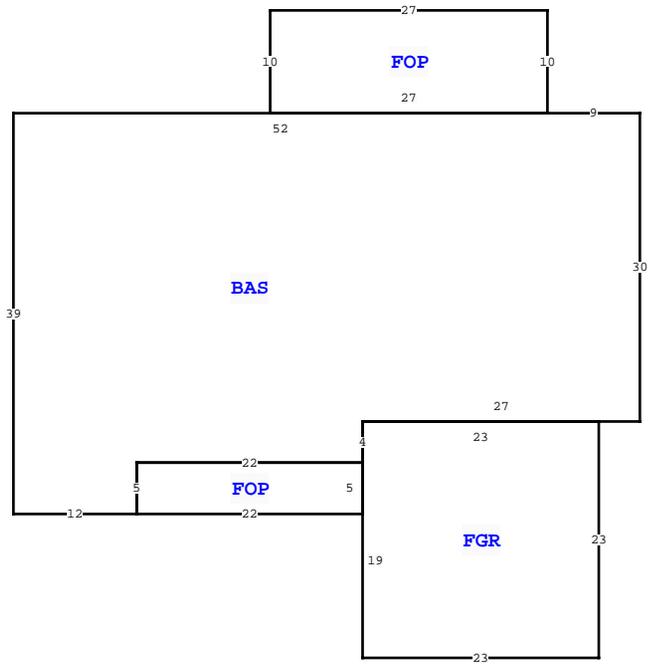
HANEY WESTIN M  
 130 SW MORNING GLORY DR  
 LAKE CITY, FL 32024

**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		
Architectual 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	269,004
FGR	529	55		291	38,638
FOP	110	30		33	4,381
FOP	270	30		81	10,755
TOTALS	2,935			2,431	322,779

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		322,779	
TOTAL MARKET OB/XF VALUE		3,596	
TOTAL LAND VALUE - MARKET		35,000	
TOTAL MARKET VALUE		361,375	
SOH/AGL Deduction		45,385	
ASSESSED VALUE		315,990	
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE		264,579	
TOTAL JUST VALUE		361,375	
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	1.00	UT	0.00	0.00	100	2018	2018	3	100	1,500	
2	0166	CONC,PAVMT	0	100	0	1,048.00	UT	2.00	2.00	100	2018	2018	3	100	2,096	

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

BUILDING NOTES												
130 SW MORNING GLORY DR, LAKE CITY												

**BUILDING DIMENSIONS**  
 BAS= W9 FOP= N10 W27 S10 E27\$ W52 S39 E12 FOP= E22 N5 W22 S5\$ N5 E22 FGR= S19 E23 N23 W23 S4\$ N4 E27 N30\$.

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								