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

2027

15-4S-16-03023-558

BUILDING CHARACTERISTICS

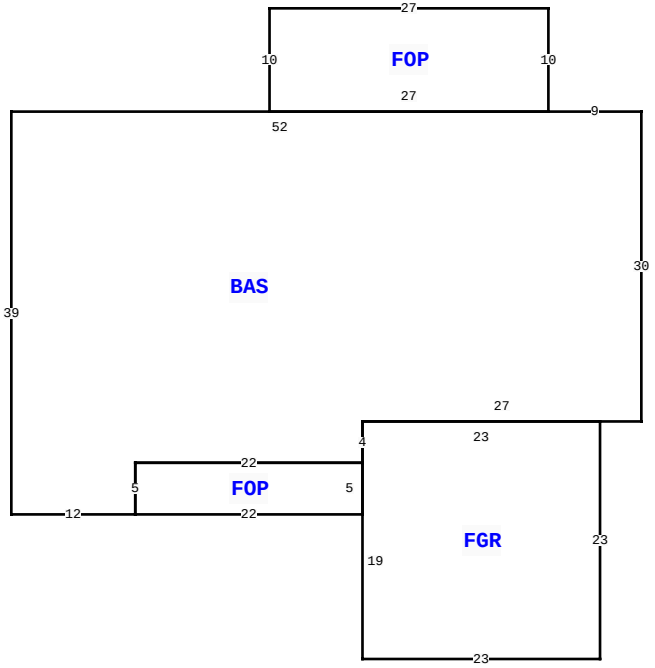
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		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	259,565
FGR	529	55		291	37,282
FOP	110	30		33	4,228
FOP	270	30		81	10,378
TOTALS	2,935			2,431	311,452

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,431	125.2350	137.76	334,895	2018	2018	0	0	0	7.00	93.00

1 SINGLE FAM 100% - 2022 Heated Area: 2026 HX Base Yr 2022



130 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	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	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	311,452
TOTAL MARKET OB/XF VALUE	3,596
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	350,048
SOH/AGL Deduction	24,578
ASSESSED VALUE	325,470
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	274,059
TOTAL JUST VALUE	350,048
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	355,700

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						

BUILDING NOTES

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 3,596

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 06/25/2024 BY KS Total Acres: 0.51 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2026 BY SYS