(AKA PRCL B2, HILLCREST UNR):
COMM NE COR OF NW1/4, RUN E 1337
W 625.32 FT FOR POB, CONT S 6 DE

MORGAN BRENDA C/ROGERS KELLY
381 SW BREEZY DR
LAKE CITY, FL 32025

2027

33-4S-17-08944-013

BUILDING CHARACTERISTICS

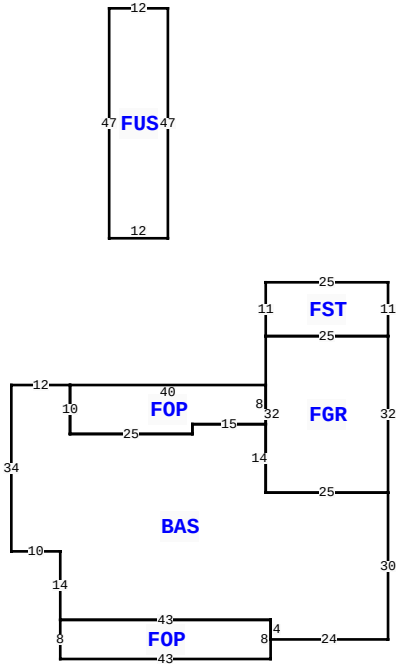
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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 02
NEIGHBORHOOD/LOC	33417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,732	100		2,732	291,155
FGR	800	55		440	46,892
FOP	344	30		103	10,977
FOP	370	30		111	11,829
FST	275	55		151	16,092
FUS	564	100		564	60,107
TOTALS	5,085			4,101	437,051

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	4,101	116.7265	128.40	526,568	2008	2008	0	0	0	17.00	83.00

1 SINGLE FAM 100% - 2009 Heated Area: 3296 HX Base Yr 2009



381 SW BREEZY DR, LAKE CITY

BLD DATE		LGL DATE	05/06/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		437,051
TOTAL MARKET OB/XF VALUE		1,200
TOTAL LAND VALUE - MARKET		69,290
TOTAL MARKET VALUE		507,541
SOH/AGL Deduction		160,503
ASSESSED VALUE		347,038
TOTAL EXEMPTION VALUE	HX HB WX	56,411
BASE TAXABLE VALUE		290,627
TOTAL JUST VALUE		507,541
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		515,473

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23259	SFR	764	06/10/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1464/712	4/11/2022	WD	U	I	11	100
GRANTOR: MORGAN WILLIAM J						
GRANTEE: MORGAN WILLIAM J						
1030/0988	11/08/2004	WD	Q	V		33,928
GRANTOR: WILLIAM B SCOTT						
GRANTEE: WILLIAM J & BRENDA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W12 S34 E10 S14 FOP= S8 E43 N8 W43$ E43 S4 E24 N30 FGR= N32 FST= N11 W25 S11 E25$ W25 S32 E25$ W25 N14 FOP= N8 W40 S10 E25 N2 E15$ W15 S2 W25 N10$ PTR= N30 E20 FUS= N47 W12 S47 E12$ S30 W20$.

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2017	2017	3	100	1,200	

LAND DESCRIPTION

TOTAL OB/XF 1,200

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		A-1	0.00	0.00	5.33	AC		1.00	1.00	1.00	13,000.00	13,000.00	69,290							

REVIEW DATE 07/11/2017 BY DF Total Acres: 5.33 Total Land Value: 69,290 Market: 0 Agricultural: 0 Common: 69,290 PRINTED 11/17/2026 BY SYS