LOT 57 ROLLING MEADOWS S/D.
WD 1063-1963,1088-1929,CT 1213
-319,WD 1233-595, WD 1316-2423

BONILLA PETER JR
150 SW MORNING GLORY DR
LAKE CITY, FL 32024

2026

15-4S-16-03023-557

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

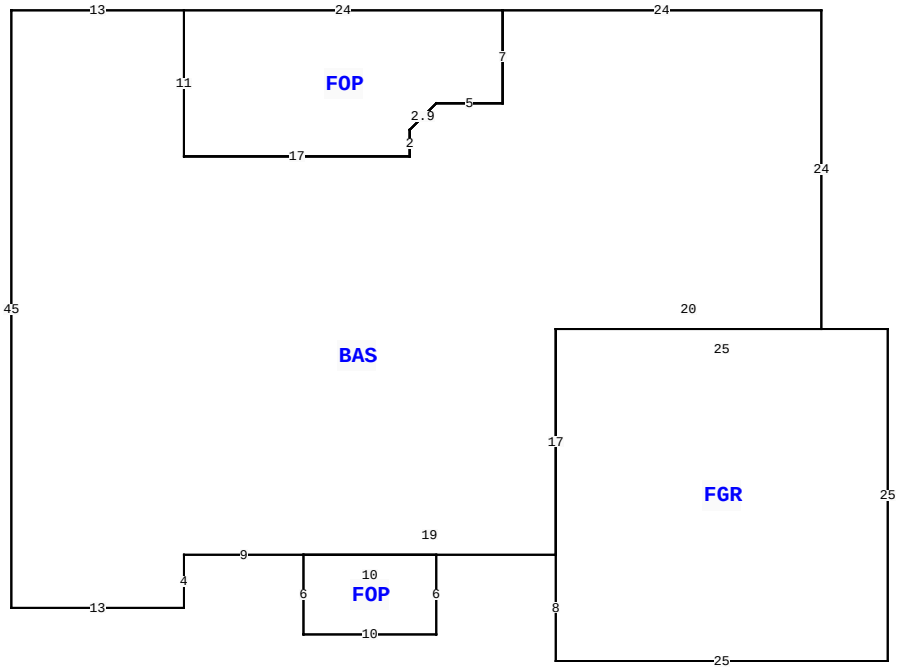
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	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	1,975	100		1,975	268,153
FGR	625	55		344	46,707
FOP	60	30		18	2,444
FOP	238	30		71	9,640
TOTALS	2,898			2,408	326,943

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,408	131.7690	147.58	355,373	2017	2017	0	0	0	8.00	92.00

1 SINGLE FAM 100% - 2018 Heated Area: 1975 HX Base Yr 2018



150 SW MORNING GLORY DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/03/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		326,943
TOTAL MARKET OB/XF VALUE		50,332
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		412,275
SOH/AGL Deduction		135,596
ASSESSED VALUE		276,679
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		225,957
TOTAL JUST VALUE		412,275
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		416,546

PERMIT NUM	DESCRIPTION	AMT	ISSUED
39158	POOL	0	01/16/2020
34150	SFR	854	06/16/2016
27167	SFR	744	07/11/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1316/2423	6/14/2016	WD	Q	V	01	11,300
GRANTOR: JERRY J CASTAGNA						
GRANTEE: PETER BONILLA JR						
1233/0595	4/16/2012	WD	U	V	12	7,900
GRANTOR: RBC BANK						
GRANTEE: JERRY J CASTAGNA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W24 FOP= W24 S11 E17 N2 R2 U2 E5 N7$ S7 W5 D2 L2 S2 W17 N11 W13 S45 E13 N4 E9 FOP= S6 E10 N6 W10$ E19 FGR= S8 E25 N25 W25 S17 $ N17 E20 N24$.

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	1.00	UT	0.00	0.00	100	2017	2017	3	100	3,010	
2	0296	SHED METAL	0	100	20	30	600.00	UT	9.00	9.00	100	2017	2017	3	100	5,400	
3	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	3,000	
4	0280	POOL R/CON	0	100	16	32	512.00	UT	70.00	70.00	100	2020	2020	3	91	32,614	
5	0166	CONC,PAVMT	0	100	0	0	364.00	UT	2.00	2.00	100	2020	2020	3	100	728	
6	0169	FENCE/WOOD	0	100	0	0	360.00	UT	15.50	15.50	100	2020	2020	3	100	5,580	

LAND DESCRIPTION

TOTAL OB/XF 50,332

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: 0.50 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/19/2025 BY SYS