LOT 53 ROLLING MEADOWS S/D.
WD 1063-1963, WD 1069-1552, WD 1

ANGLE JANET S
258 SW MORNING GLORY DR
LAKE CITY, FL 32024

2022

15-4S-16-03023-553

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

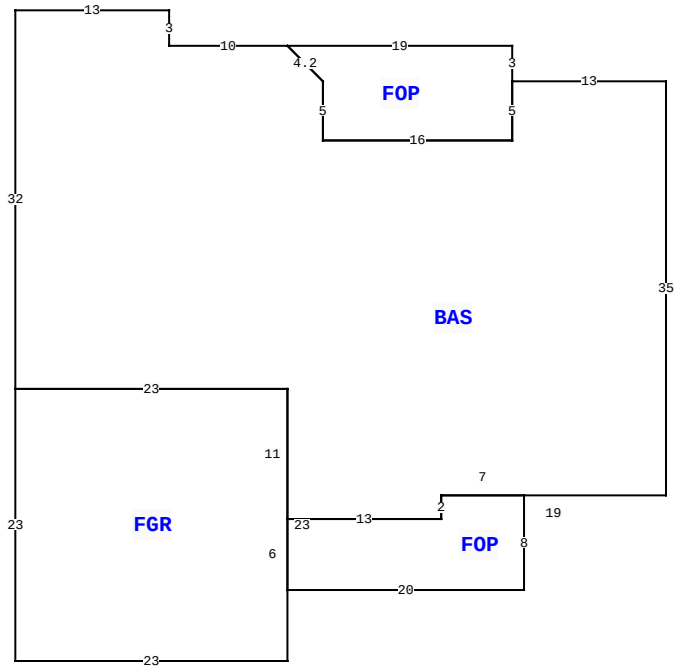
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Quality	07	07
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD	15416.070	1.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,777	100	1,777	163,410
FGR	529	55	291	26,760
FOP	133	30	40	3,678
FOP	134	30	40	3,678
TOTALS	2,573		2,148	197,526

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,148	131.8383	98.88	212,394	2014	2014	0	0	0	7.00	93.00

1 SINGLE FAM – 100% - 2022 HX Base Yr 2022



258 SW MORNING GLORY Dr, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		197,526
TOTAL MARKET OB/XF VALUE		1,768
TOTAL LAND VALUE - MARKET		18,000
TOTAL MARKET VALUE		217,294
SOH/AGL Deduction		0
ASSESSED VALUE		217,294
TOTAL EXEMPTION VALUE	HX HB SX	100,000
BASE TAXABLE VALUE		117,294
TOTAL JUST VALUE		217,294
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		206,113

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1441/1656	6/30/2021	WD	Q	I	01	283,000
GRANTOR: BOWLES JUSTIN &						
GRANTEE: ANGLE JANET S						
1408/1769	3/20/2020	WD	Q	I	01	241,800
GRANTOR: CHASE EARL & SUNITA G						
GRANTEE: JUSTIN & SARAH L BO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W13 FOP= N3 W19 D3 R3 S5 E16 N5$ S5 W16 N5 L3 U3 W10 N3 W13 S32 FGR= S23 E23 N23 W23$ E23 S11 FOP= S6 E20 N8 W7 S2 W13$ E13 N2 E19 N35$.

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	0166	CONC,PAVMT	0	100	0	0	884.00	UT	2.00	2.00	100	2014	2014	3	100	1,768	

LAND DESCRIPTION

TOTAL OB/XF 1,768

L N	USE CODE	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0100	SFR	100		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	18,000.00	18,000.00	18,000							

REVIEW DATE 04/17/2019 BY KRBC Total Acres: 0.50 Total Land Value: 18,000 Market: 0 Agricultural: 0 Common: 18,000 PRINTED 03/31/2022