LOT 4 ROLLING MEADOWS S/D.
WD 1065-1010, WD 1069-903, WD 10

CARMICHAEL CAREY DUNCAN
187 SW MORNING GLORY DR
LAKE CITY, FL 32024

2026

15-4S-16-03023-504

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 80
Exterior Wall	19	COMMON BRK 20
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 40
Interior Floo	14	CARPET 40
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	07	07

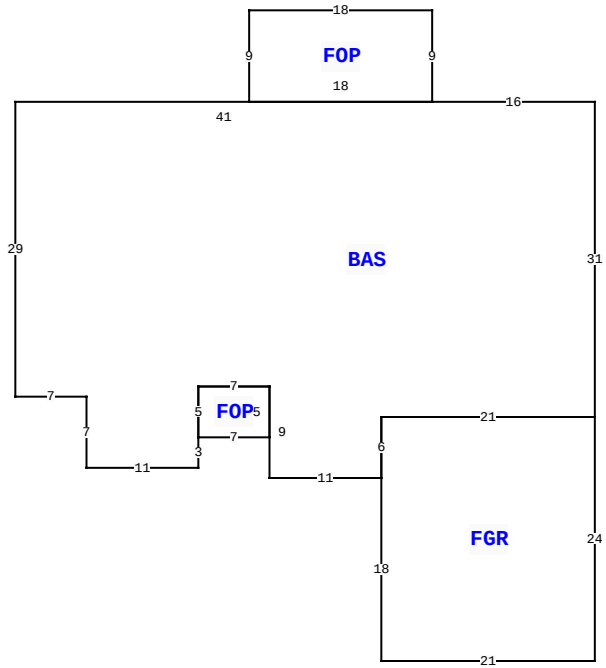
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	15416.070	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,853	100		1,853	217,845
FGR	504	55		277	32,565
FOP	35	30		10	1,175
FOP	162	30		49	5,761
TOTALS	2,554			2,189	257,346

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,189	129.5910	145.14	317,711	2006	2006	0	0	0	19.00	81.00

1 SINGLE FAM 100% - 2022 Heated Area: 1853 HX Base Yr 2022



187 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		257,346
TOTAL MARKET OB/XF VALUE		7,646
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		299,992
SOH/AGL Deduction		31,397
ASSESSED VALUE		268,595
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		217,873
TOTAL JUST VALUE		299,992
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		303,169

PERMIT NUM	DESCRIPTION	AMT	ISSUED
24112	SFR	588	02/06/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1437/2279	5/15/2021	WD	Q	I	01	269,000
GRANTOR: PAYNE JERRI J D						
GRANTEE: CARMICHAEL CAREY DU						
1142/0224	1/31/2008	WD	Q	I		238,000
GRANTOR: SPARKS CONTRACTORS IN						
GRANTEE: JERRI J D PAYNE & P						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W16 FOP= N9 W18 S9 E18$ W41 S29 E7 S7 E11 N3 FOP= E7 N5 W7 S5$ N5 E7 S9 E11 FGR= S18 E21 N24 W21 S6 $ N6 E21 N31$.

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	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2006	2006	3	100	2,000	
2	0166	CONC,PAVMT	0	100	0	0	1,882.00	UT	3.00	3.00	100	2006	2006	3	100	5,646	

LAND DESCRIPTION

TOTAL OB/XF 7,646

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 06/24/2024 BY KS Total Acres: 0.49 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/19/2025 BY SYS