LOT 32 ROLLING MEADOWS S/D.
WD 1063-1963, WD 1078-2776, CT 1

GREEN DUSTIN GEORGE/GREEN JENNIFER CASSILLY
117 SW POPPY GLN
LAKE CITY, FL 32024

2026

15-4S-16-03023-532

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	13	LAM/VNLPLK 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
Units		0 100
Condition Adj	04	04 100
Quality	07	07

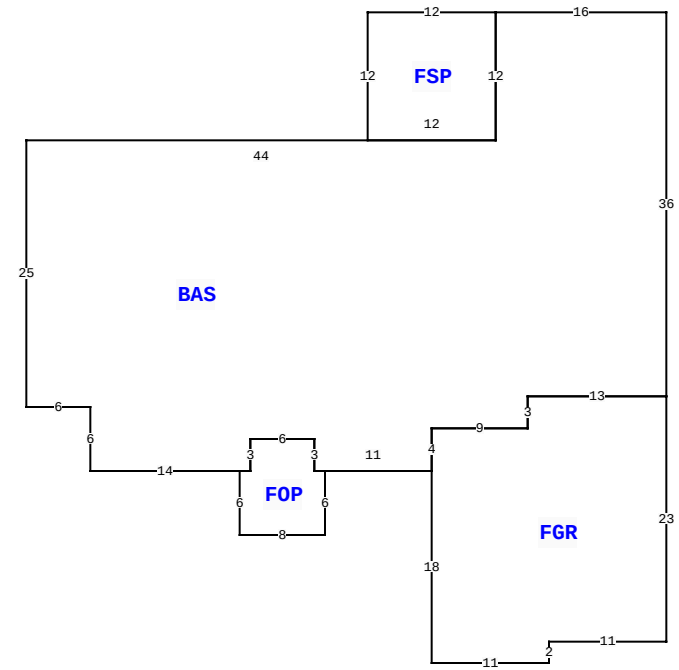
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	15416.070	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,871	100		1,871	266,642
FGR	501	55		276	39,333
FOP	66	30		20	2,850
FSP	144	40		58	8,265
TOTALS	2,582			2,225	317,092

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,225	135.3627	151.61	337,332	2019	2019	0	0	0	6.00	94.00

1 SINGLE FAM 100% - 2023 Heated Area: 1871 HX Base Yr 2023



117 SW POPPY GLN, 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		317,092
TOTAL MARKET OB/XF VALUE		4,351
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		356,443
SOH/AGL Deduction		65,639
ASSESSED VALUE		290,804
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		240,082
TOTAL JUST VALUE		356,443
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		359,816

PERMIT NUM	DESCRIPTION	AMT	ISSUED
37744	SFR	931	02/13/2019
27161	SFR	718	07/11/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1445/717	8/06/2021	WD	Q	I	01	310,000
GRANTOR: PELLICER SHIRLEY H						
GRANTEE: GREEN DUSTIN GEORGE						
1400/1061	12/02/2019	WD	Q	I	01	245,000
GRANTOR: BRADLEY FRANKS CONSTR						
GRANTEE: SHIRLEY H PELLICER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W16 S12 W44 S25 E6 S6 E14 E1 N3 E6 S3 E11 N4 E9 N3 E13 N36 $
FGR=[ORIG=-22,43] S18 E11 N2 E11 N23 W13 S3 W9 S4 $
FSP=[ORIG=-16,0] W12 S12 E12 N12 $
FOP=[ORIG=-40,43] S6 E8 N6 W1 N3 W6 S3 W1 $
.

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	1,045.00	UT	2.25	2.25	100	2019	2019	3	100	2,351	
2	0169	FENCE/WOOD	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2022	2021		100	2,000	

LAND DESCRIPTION

TOTAL OB/XF 4,351

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 11/05/2025 BY SYS