

LOT 56 ROLLING MEADOWS S/D.
WD 1063-1963, WD 1068-2360,
WD 1100-1830, WD 1354-1409,

PATEL BRIJESH R
174 SW MORNING GLORY DR
LAKE CITY, FL 32024

2026

15-4S-16-03023-556



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 80
Exterior Wall	19	COMMON BRK 20
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	15	HARDTILE 20
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
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

Quality	07	07
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	06
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NEIGHBORHOOD/LOC	15416.070	1.00/
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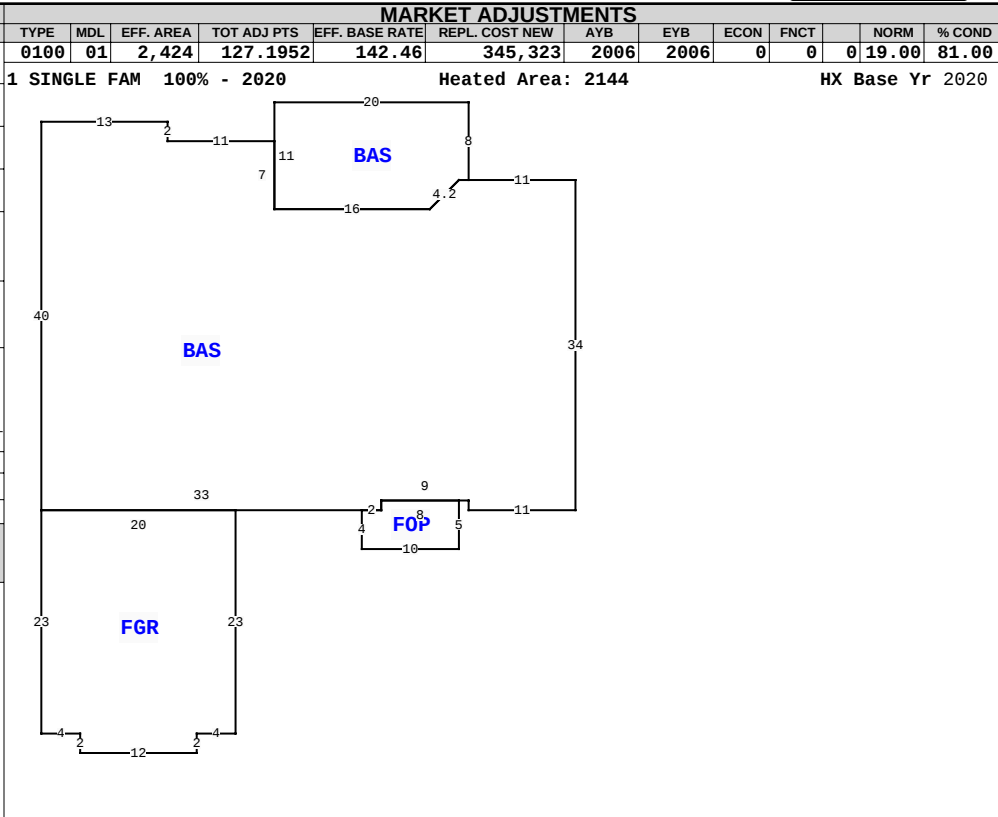
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	213	100		213	24,579
BAS	1,931	100		1,931	222,823
FGR	484	55		266	30,694
FOP	48	30		14	1,615

TOTALS	2,676			2,424	279,712
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0166	CONC, PAVMT	0	100	0	0		486.00 UT 3.00	
2	0166	CONC, PAVMT	0	100	0	0		984.00 UT 3.00	
3	0169	FENCE/WOOD	0	100	0	0		250.00 UT 10.50	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	100		RSF-2	0.00	0.00	1.00

REVIEW DATE	06/25/2024	BY	KS
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174 SW MORNING GLORY DR, LAKE CITY	BLD DATE		LGL DATE	
	XF DATE		LAND DATE	
	INC DATE		AG DATE	

TOTAL OB/XF									
6,379									

TOTAL OB/XF									
6,379									

Total Acres: 0.50	Total Land Value: 35,000	Market: 0	Agricultural: 0	Common: 35,000
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COLUMBIA COUNTY PROPERTY			
PAGE 1 of 1			
3			
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		279,712	
TOTAL MARKET OB/XF VALUE		6,379	
TOTAL LAND VALUE - MARKET		35,000	
TOTAL MARKET VALUE		321,091	
SOH/AGL Deduction		81,600	
ASSESSED VALUE		239,491	
TOTAL EXEMPTION VALUE		HX HB 50,722	
BASE TAXABLE VALUE		188,769	
TOTAL JUST VALUE		321,091	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		324,544	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042126	Roof Replacement	17,419	06/11/2021
24110	SFR	607	02/03/2006

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
1354/1409	2/25/2018	WD	Q	I	01
GRANTOR: ARLEEN D EVANS					
GRANTEE: BRIJESH R PATEL					
1100/1830	10/30/2006	WD	Q	I	
GRANTOR: CADY HOMES & ASSOCIAT					
GRANTEE: ARLEEN D EVANS					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS= W11 BAS= N8 W20 S11 E16 R3 U3 E1\$ W1 D3 L3 W16 N7 W11 N2 W13 S40 FGR= S23 E4 S2 E12 N2 E4 N23 W20\$ E33 FOP= S4 E10 N5 W8 S1 W2\$ E2 N1 E9 S1 E11 N34\$.									