LOT 10 ROLLING MEADOWS S/D.
WD 1064-728 & WD 1216-2717, WD 1

GARRISON DWIGHT V/GARRISON BRENDA K
311 SW MORNING GLORY DR
LAKE CITY, FL 32024

2026

15-4S-16-03023-510

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

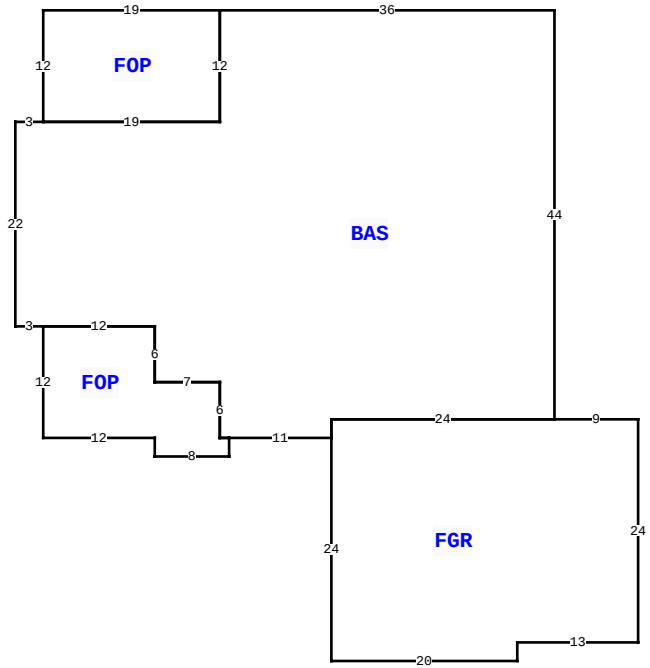
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
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	2,134	100		2,134	281,975
FGR	832	55		458	60,517
FOP	202	30		61	8,060
FOP	228	30		68	8,986
TOTALS	3,396			2,721	359,537

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,721	120.7360	137.64	374,518	2021	2021	0	0	0	4.00	96.00

1 SINGLE FAM 100% - 2022 Heated Area: 2134 HX Base Yr 2022



311 SW MORNING GLORY DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		359,537
TOTAL MARKET OB/XF VALUE		8,100
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		402,637
SOH/AGL Deduction		48,996
ASSESSED VALUE		353,641
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		302,230
TOTAL JUST VALUE		402,637
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		400,296

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000041896	Electrical Servic	0	05/12/2021
40619	SFR	0	09/28/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1391/1311	8/14/2019	WD	Q	V	01	23,000
GRANTOR: THEODORE W HATEM						
GRANTEE: DWIGHT V & BRENDA K						
1216/2717	6/17/2011	WD	U	V	38	7,000
GRANTOR: MARTIN HOME BUILDERS						
GRANTEE: THEODORE W HATEM						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=-20,-20] S22 E3 E12 S6 E7 S6 E1 E11 N2 E24 N44 W36 S12 W19 W3 $
FGR=[ORIG=14,12] S2 S24 E20 N2 E13 N24 W9 W24 $
FOP=[ORIG=-17,-32] S12 E19 N12 W19 $
FOP=[ORIG=-17,2] S12 E12 S2 E8 N2 W1 N6 W7 N6 W12 $
.

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	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2021	2021		75	4,500	
2	0166	CONC,PAVMT	0	100	0	0	1,200.00	UT	3.00	3.00	100	2022	2021		100	3,600	

LAND DESCRIPTION

TOTAL OB/XF 8,100

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: 0.55 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 05/12/2026 BY SYS