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

2027

15-4S-16-03023-556

BUILDING CHARACTERISTICS

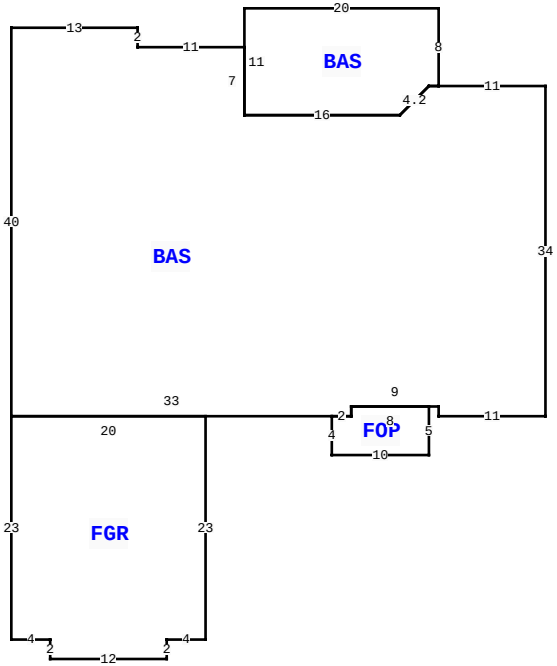
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 80
Exterior Wall	19	COMMON BRK 20
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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
NEIGHBORHOOD/LOC	15416.070	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	213	100		213	24,139
BAS	1,931	100		1,931	218,834
FGR	484	55		266	30,145
FOP	48	30		14	1,587
TOTALS	2,676			2,424	274,705

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,424	127.1952	139.91	339,142	2006	2006	0	0	0	19.00	81.00

1 SINGLE FAM 100% - 2020 Heated Area: 2144 HX Base Yr 2020



174 SW MORNING GLORY DR, LAKE CITY

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

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	486.00	UT	3.00	3.00	100	2006	2006	3	100	1,458	
2	0166	CONC,PAVMT	0	100	0	0	984.00	UT	3.00	3.00	100	2006	2006	3	100	2,952	
3	0169	FENCE/WOOD	0	100	0	0	250.00	UT	10.50	10.50	75	2014	2014	3	75	1,969	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		274,705
TOTAL MARKET OB/XF VALUE		6,379
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		316,084
SOH/AGL Deduction		70,126
ASSESSED VALUE		245,958
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		194,547
TOTAL JUST VALUE		316,084
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		321,091

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	SALE PRICE
1354/1409	2/25/2018	WD	Q	I	01	225,000
GRANTOR: ARLEEN D EVANS						
GRANTEE: BRIJESH R PATEL						
1100/1830	10/30/2006	WD	Q	I		242,000
GRANTOR: CADY HOMES & ASSOCIAT						
GRANTEE: ARLEEN D EVANS						

BUILDING NOTES

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$.

LAND DESCRIPTION

TOTAL OB/XF 6,379

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: 0.50 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2026 BY SYS