

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

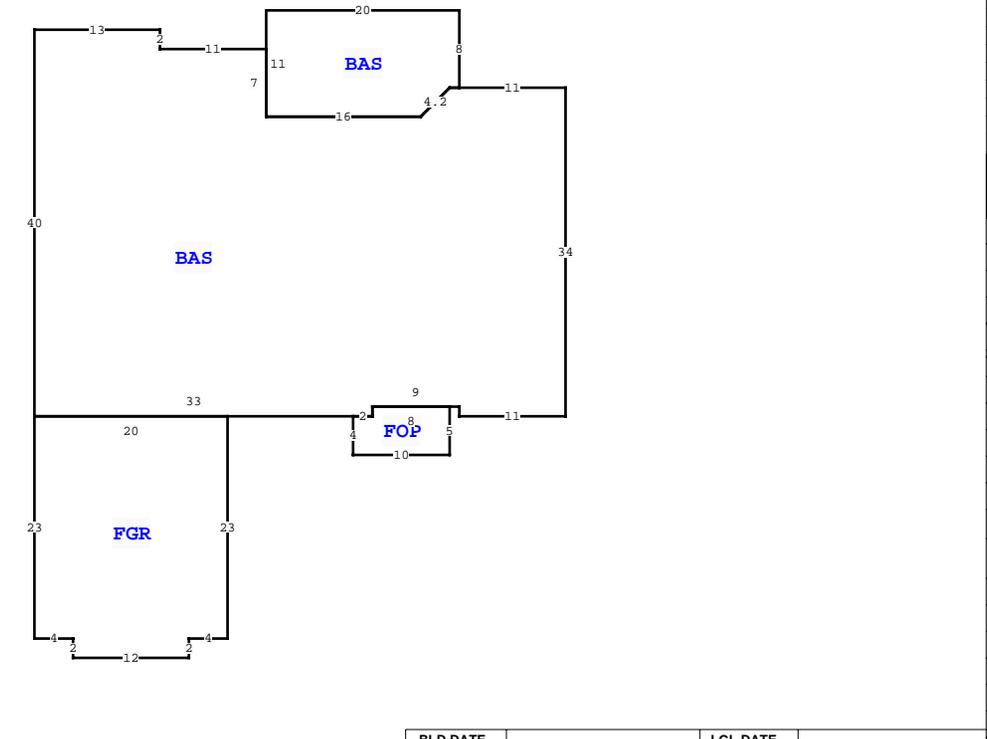
PATEL BRIJESH R  
 174 SW MORNING GLORY DR  
 LAKE CITY, FL 32024

**2026**

15-4S-16-03023-556  


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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 Floor	12	HARDWOOD	80
Interior Floor	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	

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	145.00	351,480	2006	2006	0	0	0	19.00	81.00		
1 SINGLE FAM 100% - 2020 Heated Area: 2144 HX Base Yr 2020														



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	25,017
BAS	1,931	100		1,931	226,796
FGR	484	55		266	31,242
FOP	48	30		14	1,644
TOTALS	2,676			2,424	284,699

COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY				
VALUATION BY			STANDARD	
Tax Group: 3	Tax Dist:			
BUILDING MARKET VALUE			284,699	
TOTAL MARKET OB/XF VALUE			6,379	
TOTAL LAND VALUE - MARKET			35,000	
TOTAL MARKET VALUE			326,078	
SOH/AGL Deduction			87,284	
ASSESSED VALUE			238,794	
TOTAL EXEMPTION VALUE	HX HB		51,411	
BASE TAXABLE VALUE			187,383	
TOTAL JUST VALUE			326,078	
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	SALE PRICE
1354/1409	2/25/2018	WD Q	Q	I	01	225,000
GRANTOR: ARLEEN D EVANS						
GRANTEE: BRIJESH R PATEL						
1100/1830	10/30/2006	WD Q	Q	I		242,000
GRANTOR: CADY HOMES & ASSOCIAT						
GRANTEE: ARLEEN D EVANS						

EXTRA FEATURES														BLD DATE		LGL DATE	
L N	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	
TOTAL OB/XF 6,379																	

BUILDING NOTES													
174 SW MORNING GLORY DR, LAKE CITY													
BLD DATE													
XF DATE													
INC DATE													
LGL DATE													
LAND DATE 04/14/2026 MLU													
AG DATE													

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										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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							