S DIV: LOT 15 BLOCK 1 WOODLAND G

847-973, WD 988-1283, DC 900-130

MORRIS WHITNEY L JR
1193 SE MAGNOLIA LP
LAKE CITY, FL 32025

2026

00-00-00-13558-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	18	CEMENT BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05

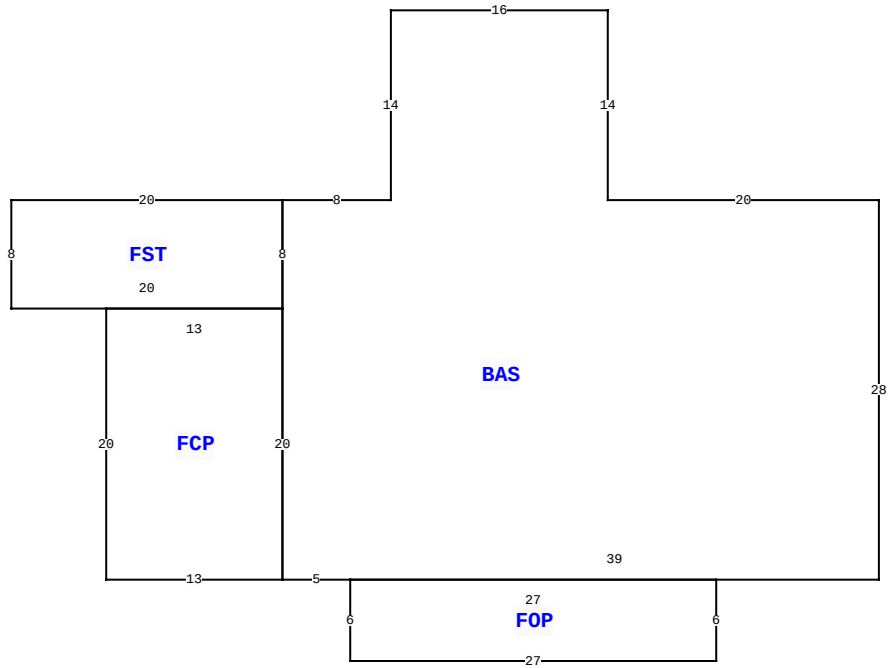
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	07
NEIGHBORHOOD/LOC	870317.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,456	100		1,456	131,010
FCP	260	25		65	5,849
FOP	162	30		49	4,409
FST	160	55		88	7,918
TOTALS	2,038			1,658	149,186

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,658	123.6000	138.43	229,517	1967	1985	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2020 Heated Area: 1456 HX Base Yr 2020



1193 SE MAGNOLIA LOOP, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		149,186
TOTAL MARKET OB/XF VALUE		1,000
TOTAL LAND VALUE - MARKET		25,900
TOTAL MARKET VALUE		176,086
SOH/AGL Deduction		60,450
ASSESSED VALUE		115,636
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		64,914
TOTAL JUST VALUE		176,086
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		176,086

LAND:1:1: 0.61 AC. (LOT IS LARGER)

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1269/0798	1/31/2014	WD	Q	I	01	100,000
GRANTOR: MICHAEL P CHRISTIE &						
GRANTEE: WHITNEY L MORRIS JR						
1028/2414	10/18/2004	WD	Q	I		87,000
GRANTOR: JAVIER E POLLOCK						
GRANTEE: MICHAEL P CHRISTIE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W20 N14 W16 S14 W8 FST= W20S8 E20 N8$ S8 FCP= W13 S20 E13 N20$ S20 E5 FOP= S6 E27 N6 W27 $ E39 N28$.

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	1.00	UT	0.00	0.00	100	0	0	3	100	300	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	300	
3	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	400	

LAND DESCRIPTION

TOTAL OB/XF 1,000

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		CI	60.00	165.00	1.00	LT		1.00	1.00	1.40	18,500.00	25,900.00	25,900							

REVIEW DATE 12/14/2016 BY DF Total Acres: 0.23 Total Land Value: 25,900 Market: 0 Agricultural: 0 Common: 25,900 PRINTED 11/19/2025 BY SYS