LOT 7 SOUTHWOOD VILLAGE S/D
ORB 660-7, 689-107.

GARCIA JOSE A/GARCIA MIRTA
P O BOX 2934
LAKE CITY, FL 32056

2026

01-5S-16-03399-107

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

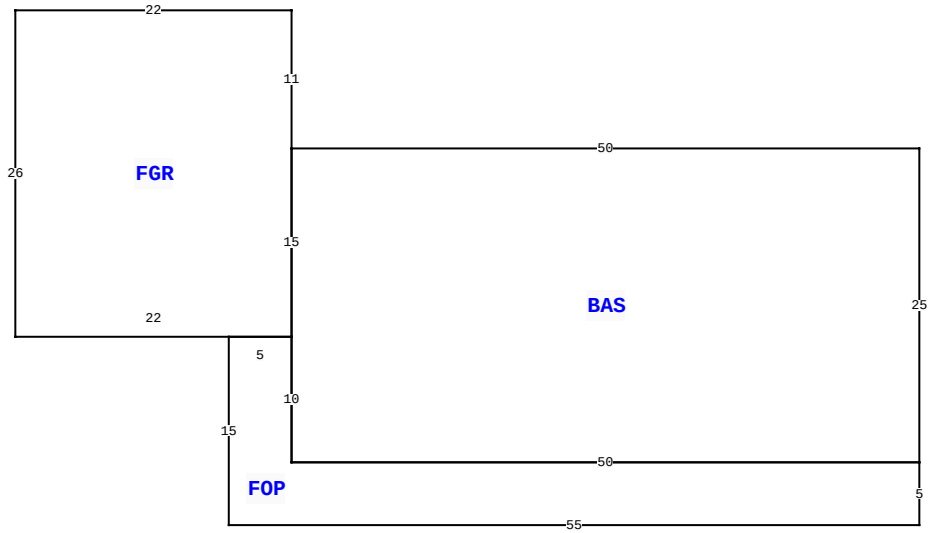
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	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 01
NEIGHBORHOOD/LOC	1516.0100	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,250	100		1,250	97,923
FGR	572	55		315	24,677
FOP	325	30		98	7,677
TOTALS	2,147			1,663	130,276

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,663	107.6040	120.52	200,425	1988	1988	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 1250 HX Base Yr



189 SW SOUTHWOOD WAY, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/08/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		130,276
TOTAL MARKET OB/XF VALUE		1,300
TOTAL LAND VALUE - MARKET		26,000
TOTAL MARKET VALUE		157,576
SOH/AGL Deduction		66,905
ASSESSED VALUE		90,671
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		39,949
TOTAL JUST VALUE		157,576
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		157,576

LAND:1:1: 0.52 AC.

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0689/0097	6/16/1989	WD	Q	I		58,900
GRANTOR: WITT						
GRANTEE: GARCIA						
0660/0007	8/23/1988	WD	U	V		4,000
GRANTOR: CREWS						
GRANTEE: WITT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W50 FGR= N11 W22 S26 E22 N15$ S15 FOP= W5 S15 E55 N5 W50 N10$ S10 E50 N25$.

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	100	

LAND DESCRIPTION

TOTAL OB/XF 1,300

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	125.00	1.00	LT		1.00	1.00	1.00	26,000.00	26,000.00	26,000							

REVIEW DATE 09/05/2019 BY KR Total Acres: 0.51 Total Land Value: 26,000 Market: 0 Agricultural: 0 Common: 26,000 PRINTED 11/19/2025 BY SYS