LOT 10 SOUTHWOOD VILLAGE S/D.
ORB 667-220, 746-1772
749-874

MORRIS CHARLES L/MORRIS RESA R
122 SW SOUTHWOOD WAY
LAKE CITY, FL 32024

2026

01-5S-16-03399-110

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

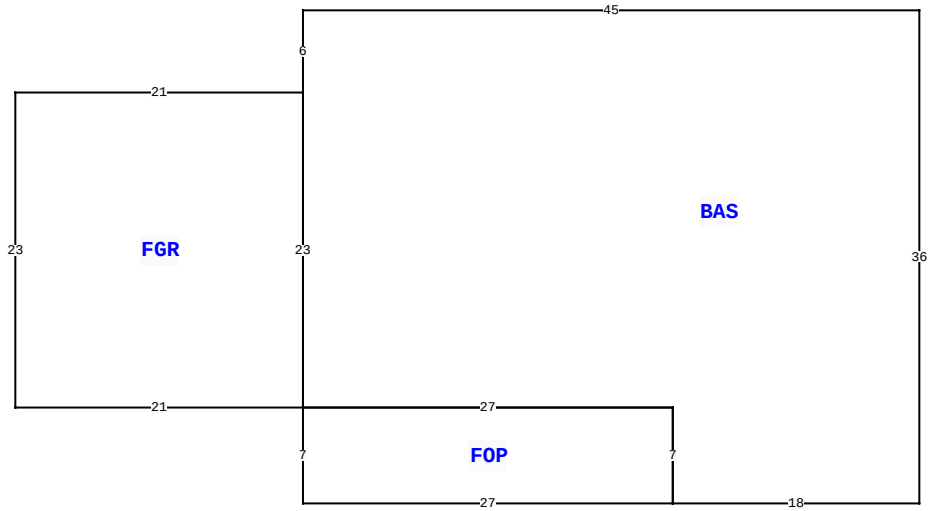
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,431	100		1,431	119,245
FGR	483	55		266	22,166
FOP	189	30		57	4,750
TOTALS	2,103			1,754	146,161

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,754	114.4640	128.20	224,863	1988	1988	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 1431 HX Base Yr



122 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		146,161
TOTAL MARKET OB/XF VALUE		4,300
TOTAL LAND VALUE - MARKET		26,000
TOTAL MARKET VALUE		176,461
SOH/AGL Deduction		63,862
ASSESSED VALUE		112,599
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		56,877
TOTAL JUST VALUE		176,461
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		176,461

LAND:1:1: 0.50 AC.

SALE:1:1: LOT 10, SOUTHWOOD VILLAGE

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0746/1772	6/04/1991	WD	Q	I		68,900
GRANTOR: WILLIAM HOPPER						
GRANTEE: CHARLES MORRIS						
0667/0220	11/09/1988	WD	Q	I		59,900
GRANTOR: CREWS W E &						
GRANTEE: HOPPER WILLIAM &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W45 S6 FGR= W21 S23 E21N23$ S23 FOP= S7 E27 N7 W27$ E27 S7 E18 N36$.

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	2,500	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
3	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	600	

LAND DESCRIPTION

TOTAL OB/XF 4,300

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-	2175.00	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: 0.50 Total Land Value: 26,000 Market: 0 Agricultural: 0 Common: 26,000 PRINTED 11/19/2025 BY SYS