LOT 18 CALLAWAY S/D UNIT 1.

819-193, 855-102, 879-741, 949-2

MORRIS CHRISTOPHER NOEL
169 SW PHEASANT WAY
LAKE CITY, FL 32024-4185

2026

15-4S-16-03023-118

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	05	AVERAGE 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 80
Interior Floo	15	HARDTILE 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	06	06

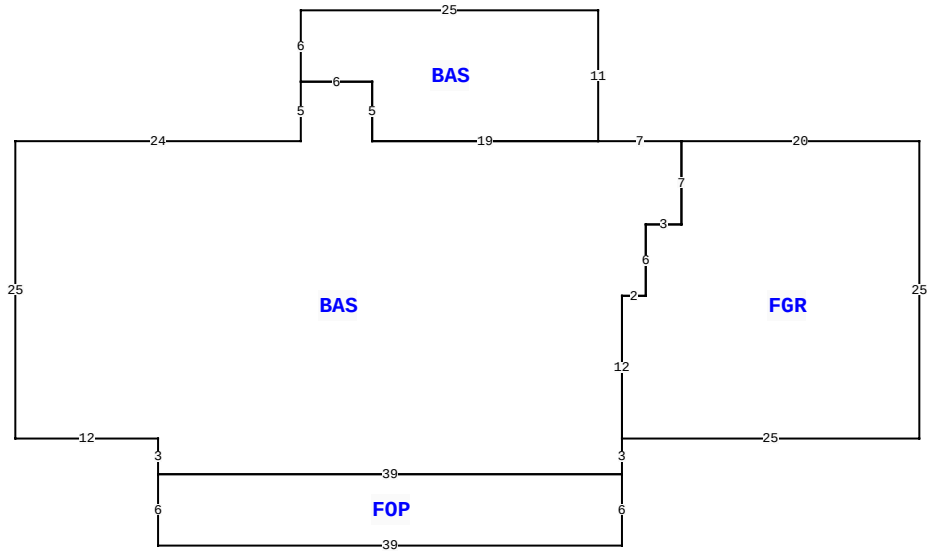
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	15416.050	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	245	100		245	24,487
BAS	1,469	100		1,469	146,821
FGR	578	55		318	31,783
FOP	234	30		70	6,996
TOTALS	2,526			2,102	210,087

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,102	123.3886	138.20	290,496	1998	1998	0	0	0	27.68	72.32

1 SINGLE FAM 100% - 2022 Heated Area: 1714 HX Base Yr 2022



169 SW PHEASANT WAY, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/03/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		210,087
TOTAL MARKET OB/XF VALUE		4,256
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		249,343
SOH/AGL Deduction		26,033
ASSESSED VALUE		223,310
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		172,588
TOTAL JUST VALUE		249,343
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		252,335

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049404	Roof Replacement	26,623	03/12/2024
13743	SFR	245	03/10/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1442/1865	7/14/2021	WD	Q	I	01	250,000
GRANTOR: WRIGHT KYLE B						
GRANTEE: MORRIS CHRISTOPHER						
1162/2324	11/21/2008	WD	Q	I		160,000
GRANTOR: SAMUEL B MARION						
GRANTEE: KYLE & SARA WRIGHT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W24 S25 E12 S3 E39 N3 N12 E2 N6 E3 N7 W7 W19 N5 W6 S5 $
FGR=[ORIG=27,25] E25 N25 W20 S7 W3 S6 W2 S12 $
BAS=[ORIG=25,0] N11 W25 S6 E6 S5 E19 $
FOP=[ORIG=-12,28] S6 E39 N6 W39 $
.

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	1998	1998	3	100	1,200	
2	0166	CONC,PAVMT	0	100	0	0	1,364.00	UT	1.50	1.50	100	1998	1998	3	100	2,046	
3	0294	SHED WOOD/	0	100	12	12	144.00	UT	7.50	7.50	75	1998	1998	3	75	810	
4	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 4,256

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		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 06/19/2024 BY KS Total Acres: 0.50 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/19/2025 BY SYS