LOT 7 INDIANWOOD S/D.
389-248, WD 1320-2706, WD 1486-1

JONES ERICA/KOPP JUSTIN HARVEY
174 SE MOHAWK WAY
LAKE CITY, FL 32025

2026

16-4S-17-08382-157

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

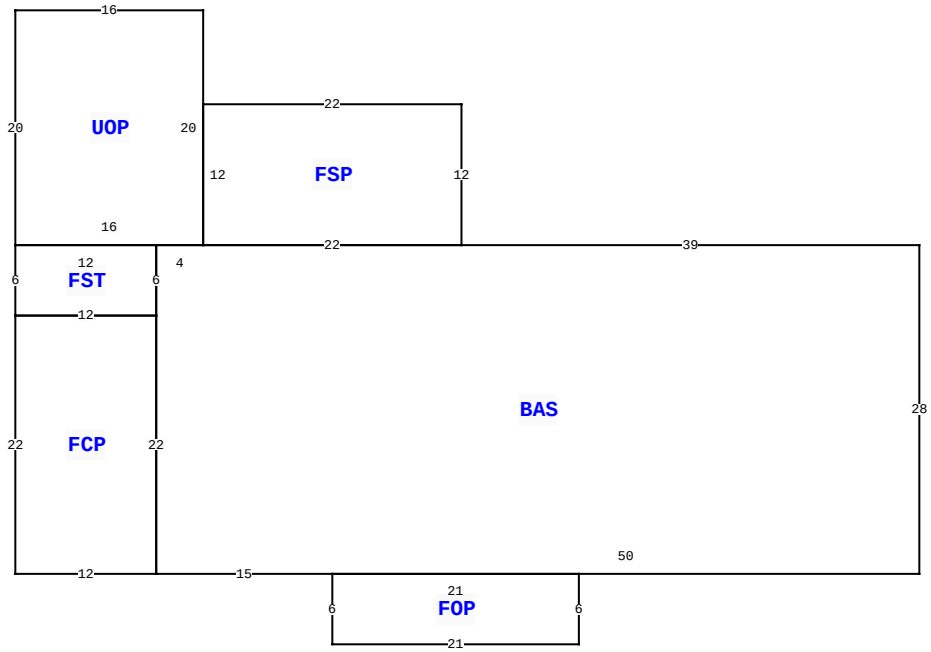
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	08	WD OR PLY 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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 06
NEIGHBORHOOD/LOC	16417.030	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,820	100		1,820	168,366
FCP	264	25		66	6,106
FOP	126	30		38	3,515
FSP	264	40		106	9,806
FST	72	55		40	3,701
UOP	320	20		64	5,921
TOTALS	2,866			2,134	197,414

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,134	111.0650	124.39	265,448	1978	2000	0	0	0	25.63	74.37

1 SINGLE FAM 100% - 2024 Heated Area: 1820 HX Base Yr 2024



174 SE MOHAWK WAY, 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		197,414
TOTAL MARKET OB/XF VALUE		2,240
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		218,154
SOH/AGL Deduction		0
ASSESSED VALUE		218,154
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		167,432
TOTAL JUST VALUE		218,154
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		220,888

PERMIT NUM	DESCRIPTION	AMT	ISSUED
11434	POOL	80	07/22/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1486/1995	3/02/2023	WD	Q	I	01	255,000
GRANTOR: WILLIAMS BETTYE JEAN						
GRANTEE: JONES ERICA						
1320/2706	8/10/2016	WD	U	I	30	100
GRANTOR: BETTY JEAN WILLIAMS						
GRANTEE: BETTY JEAN WILLIAMS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W39 FSP= N12 W22 S12 E22$ W22 UOP= N20 W16 S20 E16$ W4 FST= W12 S6 E12 N6$ S6 FCP= W12 S22 E12 N22 $ S22E15 FOP= S6 E21 N6 W21 $ E50 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	200	
2	0166	CONC,PAVMT	0	100	0	0	560.00	UT	1.50	1.50	100	1996	1996	3	100	840	
3	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2017	2017	3	100	1,200	

LAND DESCRIPTION

TOTAL OB/XF 2,240

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		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 05/03/2023 BY ME Total Acres: 0.46 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/18/2025 BY SYS