LOT 8 INDIANWOOD S/D.
DC 1259-1525, LE 1264-1953, QC

REGISTER DEBORAH LYNN
175 SE MOHAWK WAY
LAKE CITY, FL 32025

2026

16-4S-17-08382-158

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

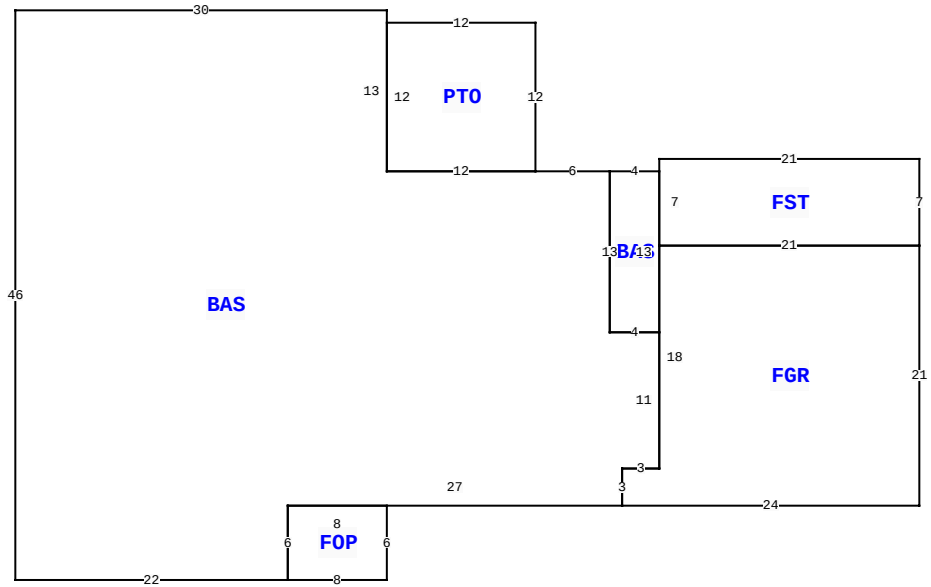
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 90
Exterior Wall	05	AVERAGE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	52	100		52	4,235
BAS	1,865	100		1,865	151,883
FGR	450	55		248	20,197
FOP	48	30		14	1,140
FST	147	55		81	6,596
PTO	144	5		7	570
TOTALS	2,706			2,267	184,621

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,267	111.8700	125.29	284,032	1988	1988	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2019 Heated Area: 1917 HX Base Yr 2019



175 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		184,621
TOTAL MARKET OB/XF VALUE		3,300
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		206,421
SOH/AGL Deduction		64,211
ASSESSED VALUE		142,210
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		91,488
TOTAL JUST VALUE		206,421
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		206,421

PERMIT NUM	DESCRIPTION	AMT	ISSUED
31869	MAINT/ALTR	50	04/07/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1294/0330	5/06/2015	QC	U	I	11	100
GRANTOR: DEBORAH LYNN & RICKY						
GRANTEE: DEBORAH LYNN REGIST						
1264/1953	11/08/2013	WD	U	I	14	100
GRANTOR: HENRY L WALKER (LIFE						
GRANTEE: DEBORAH LYNN & RICK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W6 PTO= N12 W12 S12 E12$ W12 N13 W30 S46 E22 FOP= E8 N6 W8 S6$ N6 E27 FGR= E24 N21 FST= N7 W21 S7 E21$ W21 S18 W3 S3$ N3 E3 N11 BAS= N13 W4 S13 E4$ W4 N13$.

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	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
2	0294	SHED WOOD/	0	100	16	14	1.00	UT	0.00	0.00	100	0	0	3	100	500	
3	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	800	

LAND DESCRIPTION

TOTAL OB/XF 3,300

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		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 05/03/2017 BY DF Total Acres: 0.45 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/18/2025 BY SYS