LOT 9 INDIANWOOD S/D.
656-429, 658-636, DC 1249-1210,

CHRISTIANSON ANDREW/EDWARDS BAILEY
145 SE MOHAWK WAY
LAKE CITY, FL 32025

2026

16-4S-17-08382-159

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

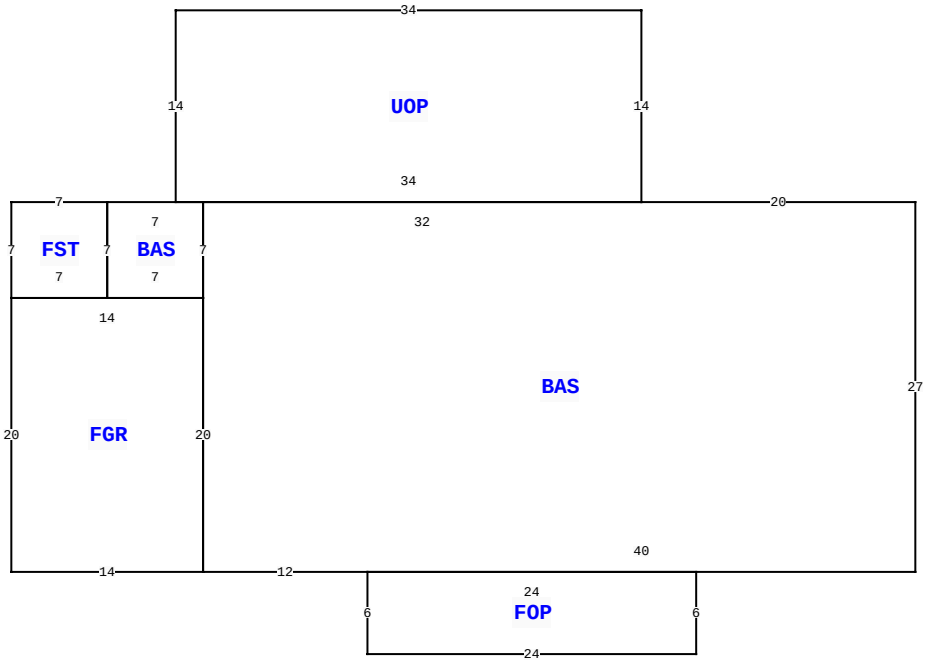
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	31	VINYL SID 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	49	100		49	4,514
BAS	1,404	100		1,404	129,341
FGR	280	55		154	14,187
FOP	144	30		43	3,961
FST	49	55		27	2,487
UOP	476	20		95	8,752
TOTALS	2,402			1,772	163,242

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,772	118.7760	133.03	235,729	1982	1995	0	0	0	30.75	69.25

1 SINGLE FAM 100% - 2025 Heated Area: 1453 HX Base Yr 2025



145 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		163,242
TOTAL MARKET OB/XF VALUE		2,400
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		184,142
SOH/AGL Deduction		0
ASSESSED VALUE		184,142
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		133,420
TOTAL JUST VALUE		184,142
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		186,547

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1528/1526	11/29/2024	WD	Q	I	01	220,000
GRANTOR: A BAR S LAND & CATTLE						
GRANTEE: CHRISTIANSON ANDREW						
1493/562	6/07/2023	CT	U	I	18	125,000
GRANTOR: CLERK OF COURT (CRIBB						
GRANTEE: A BAR S LAND & CATT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W20 W32 S7 S20 E12 E40 N27 $
UOP=[ORIG=-20,0] N14 W34 S14 E34 $
FGR=[ORIG=-52,7] W14 S20 E14 N20 $
FOP=[ORIG=-40,27] S6 E24 N6 W24 $
BAS=[ORIG=-52,0] W7 S7 E7 N7 $
FST=[ORIG=-59,0] W7 S7 E7 N7 $
.

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	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	300	
3	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	600	
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	300	

LAND DESCRIPTION

TOTAL OB/XF 2,400

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 12/10/2024 BY ME Total Acres: 0.45 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/19/2025 BY SYS