LOT 1 INDIANWOOD UNIT 2.
ORB 735-909, 806-88, WD 1022-173

PONCE TIMOTHY R/PONCE KATHLEEN R
200 SE MOHAWK WAY
LAKE CITY, FL 32025

2025

16-4S-17-08382-171

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

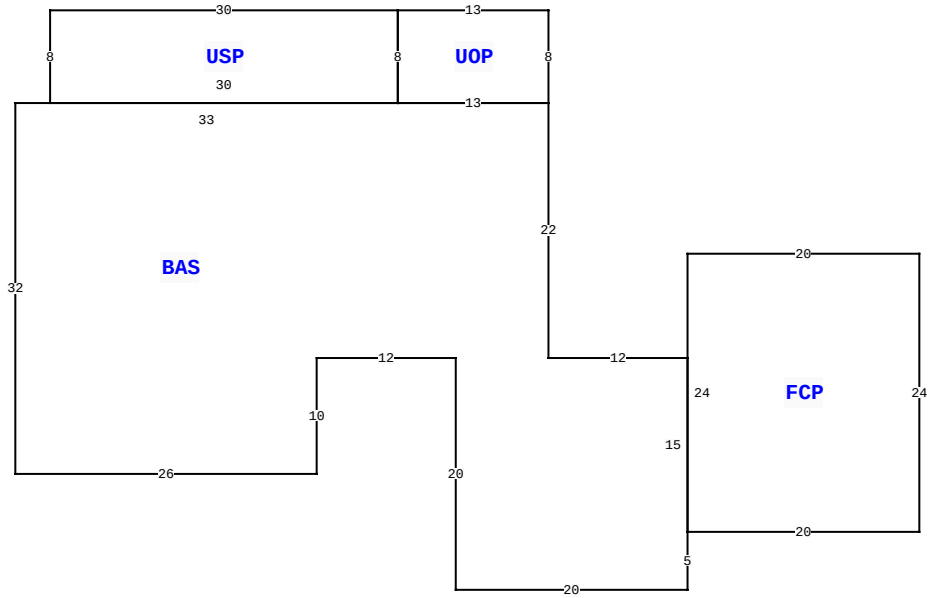
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	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	1,672	100		1,672	135,468
FCP	480	25		120	9,722
UOP	104	20		21	1,701
USP	240	35		84	6,806
TOTALS	2,496			1,897	153,698

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,897	109.6100	122.76	232,876	1981	1990	0	0	0	34.00	66.00

1 SINGLE FAM 100% - 2013 Heated Area: 1672 HX Base Yr 2013



200 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		153,698
TOTAL MARKET OB/XF VALUE		200
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		172,398
SOH/AGL Deduction		63,472
ASSESSED VALUE		108,926
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		58,204
TOTAL JUST VALUE		172,398
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		164,978

SALE:2:1: LOT 1, INDIANWOOD UNIT II

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042264	Roof Replacement	12,242	07/06/2021
30364	MAINT/ALTR	30	08/10/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1235/0537	5/17/2012	WD	Q	I	01	107,900
GRANTOR: SCOTT & REGINA REYNOL						
GRANTEE: TIMOTHY R & KATHLEE						
1022/1731	7/30/2004	WD	Q	I		125,000
GRANTOR: HEARNE						
GRANTEE: REYNOLDS						

BUILDING NOTES

BUILDING DIMENSIONS

UOP= N8 W13 S8 E13$ BAS= W13USP= N8 W30 S8 E30$ W33 S32 E26 N10 E12 S20 E20 N5 FCP= E20 N24 W20 S24 $ N15 W12 N22$.

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	

LAND DESCRIPTION

TOTAL OB/XF 200

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 05/04/2017 BY DF Total Acres: 0.50 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 08/19/2025 BY SYS