LOT 2 INDIANWOOD UNIT 2.
377-266, 709-392, 740-201, 770-1

JACOBSEN JENNIFER AMANDA/JACOBSEN JUSTIN LEE
224 SE MOHAWK WAY
LAKE CITY, FL 32025

2026

16-4S-17-08382-172

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

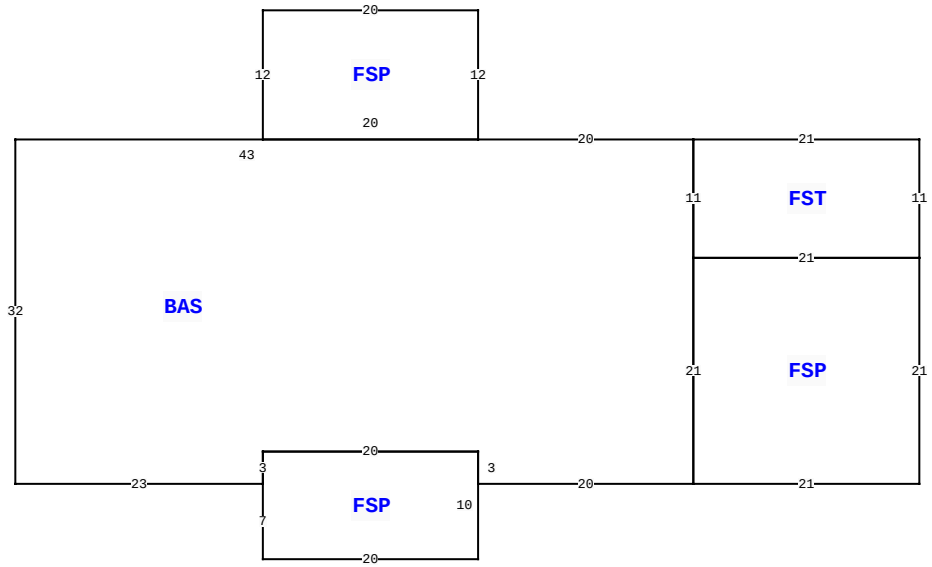
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	05	AVERAGE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	06	VINYL ASB 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	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	1,956	100		1,956	171,507
FSP	200	40		80	7,014
FSP	240	40		96	8,417
FSP	441	40		176	15,432
FST	231	55		127	11,136
TOTALS	3,068			2,435	213,507

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,435	116.4970	130.48	317,719	1993	1993	0	0	0	32.80	67.20

1 SINGLE FAM 100% - 2025 Heated Area: 1956 HX Base Yr 2025



224 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		213,507
TOTAL MARKET OB/XF VALUE		4,616
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		236,623
SOH/AGL Deduction		0
ASSESSED VALUE		236,623
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		185,901
TOTAL JUST VALUE		236,623
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		239,864

SALE:3:1: LOT 2, INDIANWOOD UNIT II

SALE:2:1: LOT 2 INDIANWOOD S/D UNIT II

PERMIT NUM	DESCRIPTION	AMT	ISSUED
37850	MAINT/ALTR	75	03/11/2019
6817	SFR	48,000	02/04/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1519/1945	7/11/2024	WD	Q	I	01	275,000
GRANTOR: TOMPKINS HOPE M						
GRANTEE: JACOBSEN JENNIFER A						
1281/1563	9/15/2014	LE	U	I	30	100
GRANTOR: BETTY PARKER						
GRANTEE: HOPE M THOMPKINS &						

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	0294	SHED WOOD/	0	100	15	18	270.00	UT	3.83	3.83	100	0	0	3	100	1,033	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
3	0166	CONC,PAVMT	0	100	0	0	910.00	UT	1.19	1.19	100	0	0	3	100	1,083	
4	0060	CARPORT F	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	800	
5	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	300	
6	0262	PRCH,FOP	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	200	

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W20 FSP= N12 W20 S12 E20$ W43 S32 E23 FSP= S7 E20N10 W20 S3$ N3 E20 S3 E20 FSP= E21 N21 W21 S21$ N21 FST= E21 N11 W21 S11$ N11$.

LAND DESCRIPTION

TOTAL OB/XF 4,616

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	18,500.00	18,500.00	18,500							

REVIEW DATE 08/28/2024 BY ME Total Acres: 0.50 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 10/14/2025 BY SYS