

LOT 3 INDIANWOOD UNIT 2.
ORB 444-720, 711-396, 755-1315

MCCALL GASTON E/MCCALL GLENDA K
250 SE MOHAWK WAY
LAKE CITY, FL 32025

2026

16-4S-17-08382-173

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	05	AVERAGE 20
Roof Structure	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	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	1.5	1.5 100
Architectural	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
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NEIGHBORHOOD/LOC	16417.030	1.00/
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,852	100		1,852	150,896
FCP	525	25		131	10,674
FOP	126	30		38	3,096
FSP	220	40		88	7,170
FST	132	55		73	5,948
FUS	775	100		775	63,145
UOP	375	20		75	6,111

TOTALS	4,005			3,032	247,040
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00
2	0190	FPLC PF	0	100	0	0	2.00	UT	1,200.00
3	0294	SHED WOOD/	0	100	10	15	1.00	UT	0.00
4	0080	DECKING	0	100	18	16	128.00	UT	3.50
5	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00
6	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	100		A-1	0.00	0.00	1.00

MARKET ADJUSTMENTS

TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND

0100 01 3,032 111.9195 125.35 380,061 1985 1985 0 0 0 35.00 65.00

1 SINGLE FAM 100% - 2003 Heated Area: 2627 HX Base Yr 2003

250 SE MOHAWK WAY, LAKE CITY	BLD DATE	LGL DATE	04/21/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

L N	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	1993	1993	3	100	750	
2	0190	FPLC PF	0	100	0	0	2.00	UT	1,200.00	1,200.00	100	1993	1993	3	100	2,400	
3	0294	SHED WOOD/	0	100	10	15	1.00	UT	0.00	0.00	100	1993	1993	3	100	200	
4	0080	DECKING	0	100	18	16	128.00	UT	3.50	3.50	100	2000	2000	3	100	448	
5	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	600	
6	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	300	

TOTAL OB/XF											4,698	
LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VAL	
A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00		

COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	2
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 2			Tax Dist:
BUILDING MARKET VALUE		247,040			
TOTAL MARKET OB/XF VALUE		4,698			
TOTAL LAND VALUE - MARKET		18,500			
TOTAL MARKET VALUE		270,238			
SOH/AGL Deduction		104,058			
ASSESSED VALUE		166,180			
TOTAL EXEMPTION VALUE		50,722			HX HB
BASE TAXABLE VALUE		115,458			
TOTAL JUST VALUE		270,238			
NCON VALUE		0			
INCOME VALUE					
PREVIOUS YEAR MKT VALUE		270,238			

SALE:4:1: DISTRESS SALE
SALE:3:1: LOT 3, INDIANWOOD UNIT 11
SALE:2:1: LOT 3, INDIAN WOOD UNIT II
SALE:1:1: LOT 3 INDIANWOOD UNIT 11

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0956/2534	7/01/2002	WD	Q	I		134,000	
GRANTOR: LESLIE							
GRANTEE: GASTON & GLENDA MCC							
0935/1599	9/06/2001	WD	Q	I		118,000	
GRANTOR: CHRISTOPHER & SUSAN M							
GRANTEE: MICHAEL & BILLIE LE							

BUILDING NOTES									

BUILDING DIMENSIONS
BAS= W9 FSP= N10 W22 S10 E22\$ W22 S20 FST= S6 E22 N6 W22\$ E22 S6 FCP= W22S21 E25 N21 W3\$ E3 FOP= S18E7 N18 W7\$ E20 N18 E11 S10 E17N28 W17 UOP= N15 W25 S15 E25\$ W25 S10\$ PTR=N30 FUS= N31 W25 S31E25\$ S30\$.