LOT 4 INDIANWOOD UNIT 2.
424-666, 817-1918, 859-438, PB 1

SPAETH KELLI VON/BRANHAM LORI SHEA AKA LORI SHEA M
278 SE MOHAWK WAY
LAKE CITY, FL 32025

2026

16-4S-17-08382-174

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

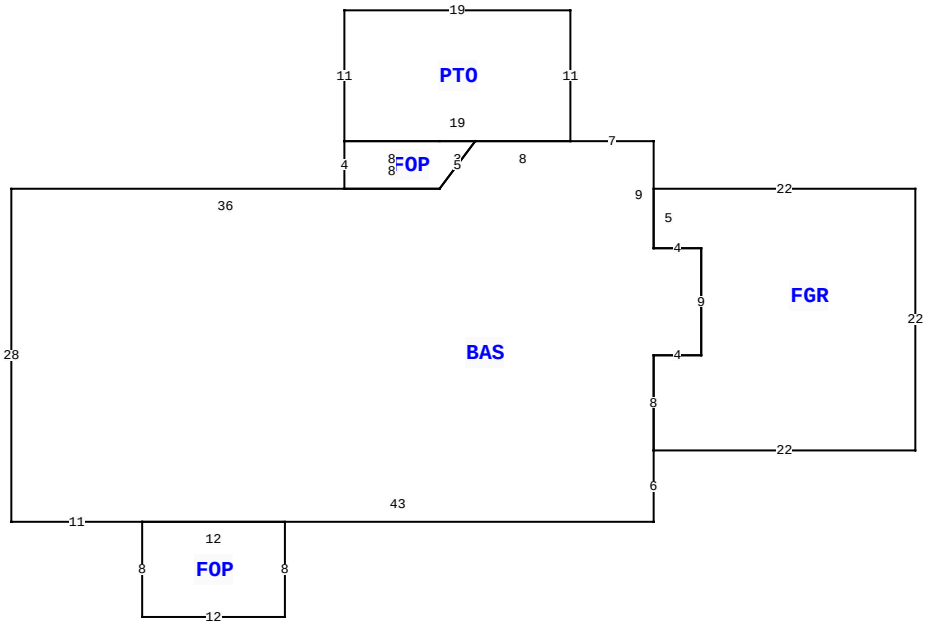
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	31	VINYL SID 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
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	1,614	100		1,614	145,204
FGR	448	55		246	22,132
FOP	38	30		11	990
FOP	96	30		29	2,609
PTO	209	5		10	899
TOTALS	2,405			1,910	171,834

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,910	113.7810	127.43	243,391	1997	1997	0	0	0	29.40	70.60

1 SINGLE FAM 50% - 2025 Heated Area: 1614 HX Base Yr 2025



278 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		171,834
TOTAL MARKET OB/XF VALUE		1,629
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		191,963
SOH/AGL Deduction		0
ASSESSED VALUE		191,963
TOTAL EXEMPTION VALUE	HA HAB	50,722
BASE TAXABLE VALUE		141,241
TOTAL JUST VALUE		191,963
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		194,519

PERMIT NUM	DESCRIPTION	AMT	ISSUED
11693	SFR	235	09/26/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1535/1874	3/17/2025	PB	U	I	18	0
GRANTOR: CLERK OF COURT (MUSSE						
GRANTEE: SPAETH KELLI VON						
0859/0438	5/20/1998	WD	Q	I		89,900
GRANTOR: WAYNE HUDSON						
GRANTEE: MUSSER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W7 PTO= N11 W19 S11 E19$ W8 FOP= /W3/ W8 S4 E8 R3 U4 $ D4 L3 W36 S28 E11 FOP= S8 E12 N8 W12$ E43 N6 FGR= E22 N22 W22 S5 E4 S9 W4 S8$ N8E4 N9 W4 N9$.

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	50	0	0	419.00	UT	1.50	1.50	100	1998	1998	3	100	629	
2	0296	SHED METAL	0	50	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	400	
3	0166	CONC,PAVMT	0	50	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	600	

LAND DESCRIPTION

TOTAL OB/XF 1,629

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	50		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 10/14/2025 BY SYS