

LOT 5 INDIANWOOD UNIT 2.
424-666, 632-156, 633-759, 652-1

MEHLHORN CHARLES JR
304 SE MOHAWK WAY
LAKE CITY, FL 32025

2026

16-4S-17-08382-175



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	04	04 100
Kitchen Adjus	02	02 100

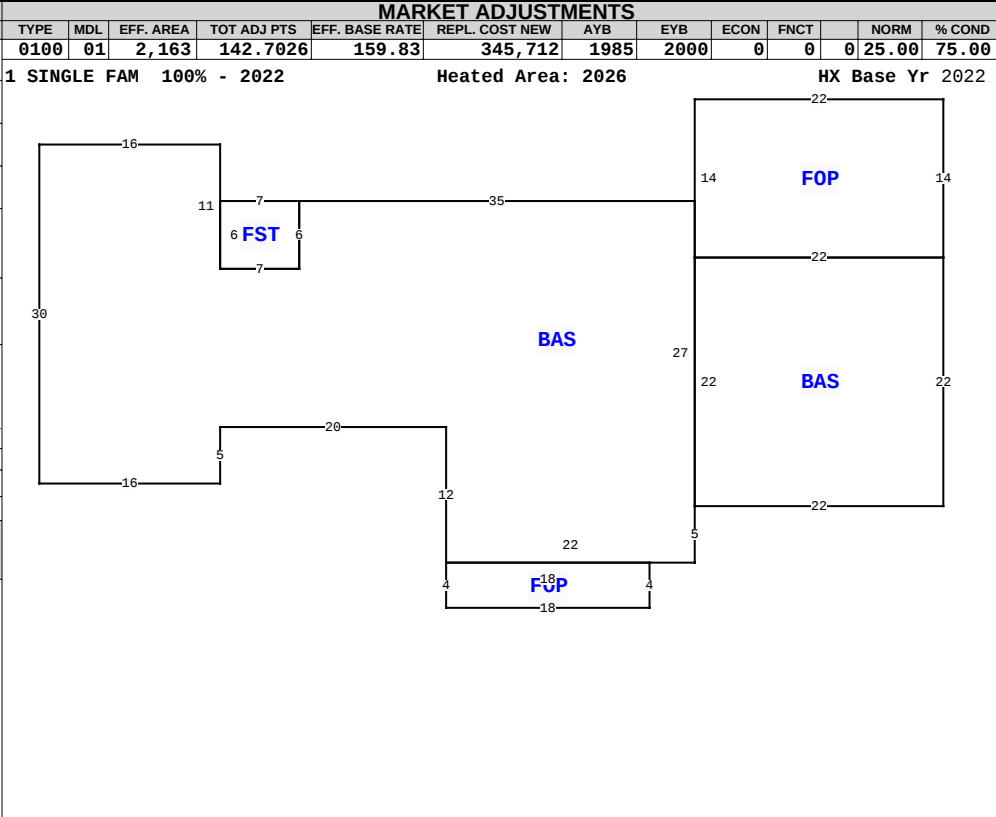
Quality	05	05
DOR CODE	0100 SINGLE FAMILY	
MAP NUM		06
NEIGHBORHOOD/LOC	16417.030	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	484	100		484	58,019
BAS	1,542	100		1,542	184,844
FOP	72	30		22	2,637
FOP	308	30		92	11,028
FST	42	55		23	2,757

TOTALS	2,448			2,163	259,284
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0166	CONC, PAVMT	0 100	0	0	1.00	UT	0.00	
2	0190	FPLC PF	0 100	0	0	1.00	UT	1,200.00	
3	0258	PATIO	0 100	0	0	1.00	UT	0.00	
4	0296	SHED METAL	0 100	12	16	1.00	UT	0.00	
5	0169	FENCE/WOOD	0 100	0	0	1.00	UT	0.00	
6	0294	SHED WOOD/	0 100	0	0	1.00	UT	0.00	
7	0210	GARAGE U	0 100	20	22	440.00	UT	16.00	

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



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

ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE
100	0	0	3	100	1,700
100	0	0	3	100	1,200
100	0	0	3	100	200
100	0	0	3	100	844
100	2013	2013	3	100	1,500
100	2013	2013	3	100	400
75	2013	2013	3	75	5,280

TOTAL OB/XF									
11,124									

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY	STANDARD		
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE	259,284		
TOTAL MARKET OB/XF VALUE	11,124		
TOTAL LAND VALUE - MARKET	18,500		
TOTAL MARKET VALUE	288,908		
SOH/AGL Deduction	31,967		
ASSESSED VALUE	256,941		
TOTAL EXEMPTION VALUE	HX HB VX		
BASE TAXABLE VALUE	201,219		
TOTAL JUST VALUE	288,908		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	292,365		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
27902	PUMP/UTPOL	50	06/22/2009

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD
1438/2173	5/27/2021	WD Q	I	01	
GRANTOR: HETRICK CHRISTOPHER &					SALE PRICE
GRANTEE: MEHLHORN CHARLES JR					
0853/0317	2/04/1998	WD Q	I		65,500
GRANTOR: KAMAN					
GRANTEE: HETRICK					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS= W35 FST= W7 S6 E7 N6\$ S6 W7N11 W16 S30 E16 N5 E20 S12									
FOP= S4 E18 N4 W18\$ E22 N5 BAS= E22 N22 FOP= N14 W22 S14 E22\$									
W22 S22\$ N27\$.									