LOT 7 INDIANWOOD UNIT 2.
ORB 574-277, QC 1058-1155.

MERCER STEVEN A II
275 SE MOHAWK WAY
LAKE CITY, FL 32025

2026

16-4S-17-08382-177

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

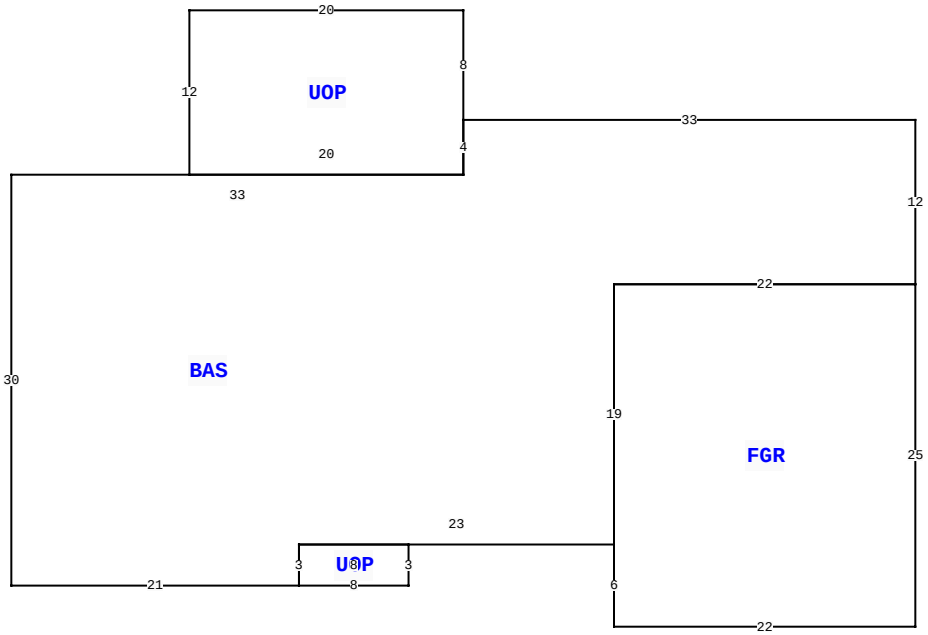
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 70
Exterior Wall	21	STONE 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,559	100		1,559	130,783
FGR	550	55		302	25,334
UOP	24	20		5	419
UOP	240	20		48	4,027
TOTALS	2,373			1,914	160,564

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,914	115.2360	129.06	247,021	1979	1979	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2010 Heated Area: 1559 HX Base Yr 2010



275 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		160,564
TOTAL MARKET OB/XF VALUE		18,641
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		197,705
SOH/AGL Deduction		77,359
ASSESSED VALUE		120,346
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		69,624
TOTAL JUST VALUE		197,705
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		198,362

PERMIT NUM	DESCRIPTION	AMT	ISSUED
33070	POOL	125	06/11/2015
31391	MAINT/ALTR	40	08/26/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1150/1332	5/13/2008	WD	Q	I		116,000
GRANTOR: MOHAWK TRADING COMPAN						
GRANTEE: STEVEN A MERCER II						
1058/1155	1/01/2005	QC	Q	I	01	100
GRANTOR: WILLIAM H SHARP & HER						
GRANTEE: MOHAWK TRADING COMP						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W33 UOP= N8 W20 S12 E20 N4$ S4 W33 S30 E21 UOP= E8 N3 W8 S3$ N3 E23 FGR= S6 E22 N25 W22 S19$ N19 E22 N12$.

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	600	
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	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	1,200	
5	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	400	
6	0280	POOL R/CON	0	100	10	20	200.00	UT	70.00	70.00	100	2015	2015	3	79	11,060	
7	0282	POOL ENCL	0	100	16	33	528.00	UT	15.00	15.00	100	2015	2015	3	49	3,881	

LAND DESCRIPTION

TOTAL OB/XF 18,641

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 05/03/2017 BY DF Total Acres: 0.39 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 10/13/2025 BY SYS