

LOT 8 INDIANWOOD UNIT 2.
783-570, LE 1323-1877, WD 1527-4

MULVIHILL JOHN D
249 SE MOHAWK WAY
LAKE CITY, FL 32025

2026

16-4S-17-08382-178

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 90
Exterior Wall	05	AVERAGE 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 90
Interior Floor	15	HARDTILE 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
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

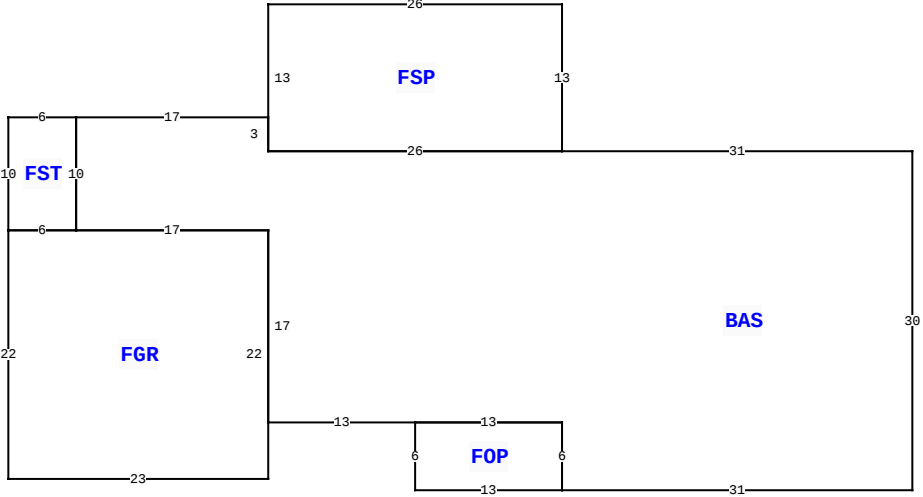
NEIGHBORHOOD/LOC 16417.030 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,724	100		1,724	138,416
FGR	506	55		278	22,320
FOP	78	30		23	1,847
FSP	338	40		135	10,839
FST	60	55		33	2,649

TOTALS	2,706			2,193	176,071
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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	1.00	UT	1,200.00
3	0294	SHED WOOD/	0	100	12	12	1.00	UT	0.00
4	0294	SHED WOOD/	0	100	12	12	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	2,193	110.2860	123.52	270,879	1981	1981	0	0	0	35.00	65.00
1 SINGLE FAM 100% - 2025 Heated Area: 1724 HX Base Yr 2025												
												
249 SE MOHAWK WAY, LAKE CITY												
BLD DATE XF DATE INC DATE												
LGL DATE LAND DATE AG DATE												
04/21/2023 MLU												

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		176,071	
TOTAL MARKET OB/XF VALUE		2,650	
TOTAL LAND VALUE - MARKET		18,500	
TOTAL MARKET VALUE		197,221	
SOH/AGL Deduction		0	
ASSESSED VALUE		197,221	
TOTAL EXEMPTION VALUE		HX HB	50,722
BASE TAXABLE VALUE		146,499	
TOTAL JUST VALUE		197,221	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		197,221	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048723	Roof Replacement	20,390	11/21/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1527/459	11/08/2024	WD	Q	I	01	245,000
GRANTOR: MIMBS CLARENCE L						
GRANTEE: MULVIHILL JOHN D						
1323/1877	9/29/2016	LE	U	I	14	100
GRANTOR: CLARENCE L & SHARON R						
GRANTEE: BRIAN WESLEY & TIMO						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS= W31 FSP= N13 W26 S13 E26\$ W26 N3 W17 FST= W6 S10 E6 N10\$ S10 FGR= W6 S22 E23 N22 W17\$ E17 S17 E13 FOP= S6E13 N6 W13\$ E13 S6 E31 N30\$.									