LOT 9 INDIANWOOD UNIT 2.

ASHBY DONALD R/ASHBY NANCY E
225 SE MOHAWK WAY
LAKE CITY, FL 32025

2026

16-4S-17-08382-179

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

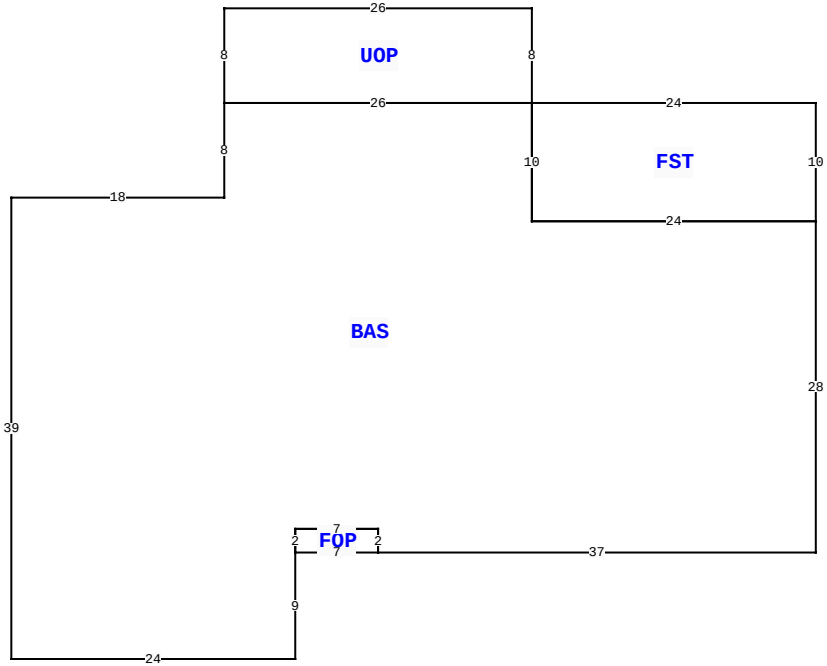
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 80
Exterior Wall	05	AVERAGE 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	2,402	100		2,402	189,355
FOP	14	30		4	315
FST	240	55		132	10,406
UOP	208	20		42	3,311
TOTALS	2,864			2,580	203,386

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,580	108.2900	121.28	312,902	1979	1979	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 2402 HX Base Yr



225 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		203,386
TOTAL MARKET OB/XF VALUE		2,000
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		223,886
SOH/AGL Deduction		101,583
ASSESSED VALUE		122,303
TOTAL EXEMPTION VALUE	HX HB VX 13	122,303
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		223,886
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		223,886

PERMIT NUM	DESCRIPTION	AMT	ISSUED
26890	MAINT/ALTR	40	03/31/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0570/0007	7/01/1985	WD	Q	I		58,000
GRANTOR:						
GRANTEE:						
0443/0104	2/01/1980	03	Q	I		49,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W18 S39 E24 N9 FOP= E7N2 W7 S2$ N2 E7 S2 E37 N28 FST= N10 W24 S10 E24$ W24 N10 UOP= N8 W26 S8 E26$ W26 S8$.

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	800	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	

LAND DESCRIPTION

TOTAL OB/XF 2,000

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: 0.38 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 10/13/2025 BY SYS