LOT 1 WOODLAND NORTH S/D.
456-92, 799-644, WD 1038-408,

WATSON GINA NOELLE
175 SE MOJAVE WAY
LAKE CITY, FL 32025

**2026**

**16-4S-17-08382-201**

## COLUMBIA COUNTY PROPERTY



## BUILDING CHARACTERISTICS

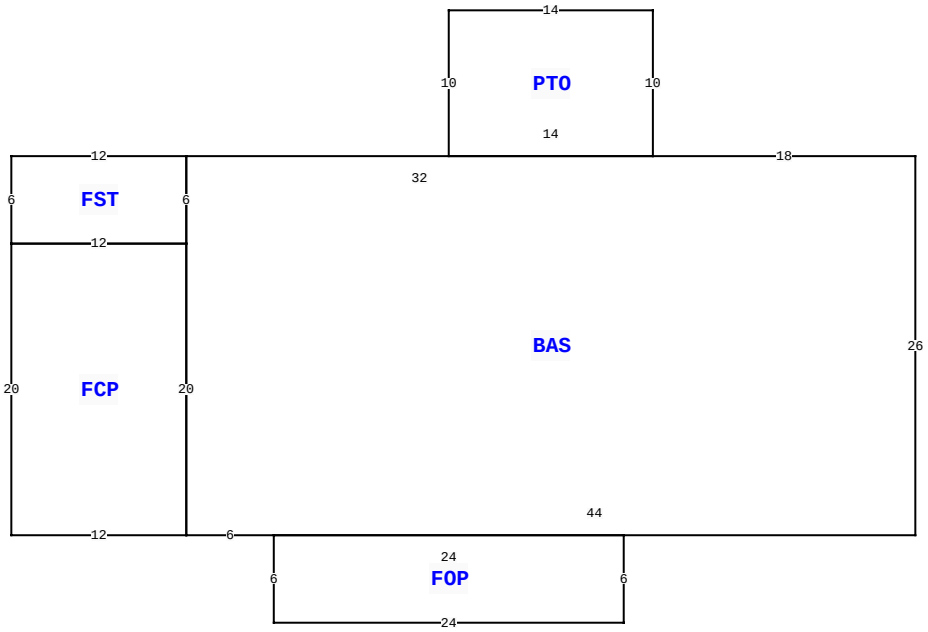
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 19 | COMMON BRK 90 |
| Exterior Wall | 08 | WD OR PLY 10 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 08 | SHT VINYL 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 | 16417.050 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,300 | 100 | | 1,300 | 110,256 |
| FCP | 240 | 25 | | 60 | 5,089 |
| FOP | 144 | 30 | | 43 | 3,647 |
| FST | 72 | 55 | | 40 | 3,392 |
| PTO | 140 | 5 | | 7 | 593 |
| TOTALS | 1,896 | | | 1,450 | 122,977 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,450 | 116.5000 | 130.48 | 189,196 | 1983 | 1983 | 0 | 0 | 0 | 35.00 | 65.00 |

1 SINGLE FAM 100% - 2006 Heated Area: 1300 HX Base Yr 2006




175 SE MOJAVE 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 | | 122,977 |
| TOTAL MARKET OB/XF VALUE | | 1,100 |
| TOTAL LAND VALUE - MARKET | | 16,650 |
| TOTAL MARKET VALUE | | 140,727 |
| SOH/AGL Deduction | | 54,607 |
| ASSESSED VALUE | | 86,120 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 35,398 |
| TOTAL JUST VALUE | | 140,727 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 140,727 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1367/0427 | 8/22/2018 | QC | U | I | 11 | 100 |
| GRANTOR: JIMMY RAY WATSON | | | | | | |
| GRANTEE: GINA NOELLE WATSON | | | | | | |
| 1165/0652 | 12/26/2008 | QC | Q | I | 01 | 100 |
| GRANTOR: JIMMY RAY WATSON | | | | | | |
| GRANTEE: JIMMY RAY WATSON & | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W18 PTO= N10 W14 S10 E14$ W32 FST= W12 S6 E12 N6$ S6
FCP= W12 S20 E12 N20$ S20E6 FOP= S6 E24 N6 W24$ E44 N26$.

## 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 | 0169 | FENCE/WOOD | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2004 | 2004 | 3 | 100 | 800 | |
| 2 | 0296 | SHED METAL | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2004 | 2004 | 3 | 100 | 300 | |

## LAND DESCRIPTION

TOTAL OB/XF 1,100

| 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 | 0.90 | 18,500.00 | 16,650.00 | 16,650 | | | | | | | |

REVIEW DATE 05/03/2017 BY DF Total Acres: 0.36 Total Land Value: 16,650 Market: 0 Agricultural: 0 Common: 16,650 PRINTED 10/13/2025 BY SYS