

LOT 3 WOODLAND NORTH S/D.
456-92, 754-1943, 1079-874, WD 1

HAAS LAURA M/HAAS BRANDON CHARLES
121 SE MOJAVE WAY
LAKE CITY, FL 32025

2026

16-4S-17-08382-203

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	21	STONE 20
Roof Structure	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LAM/VNLPLK 60
Interior Floor	15	HARDTILE 40
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
Architectural	05	CONV 100
Units	0	100
Condition Adj	04	04 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06

NEIGHBORHOOD/LOC					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	64	100		64	6,284
BAS	192	100		192	18,851
BAS	272	100		272	26,706
BAS	1,408	100		1,408	138,241
FOP	264	30		79	7,756
FSP	300	40		120	11,782
TOTALS	2,500			2,135	209,620

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0169	FENCE/WOOD	0	50	0	0	1.00	UT	0.00	0.00	
2	0281	POOL R/FIB	0	50	16	36	576.00	UT	65.00	65.00	
3	0282	POOL ENCL	0	50	30	56	1,680.00	UT	15.00	15.00	

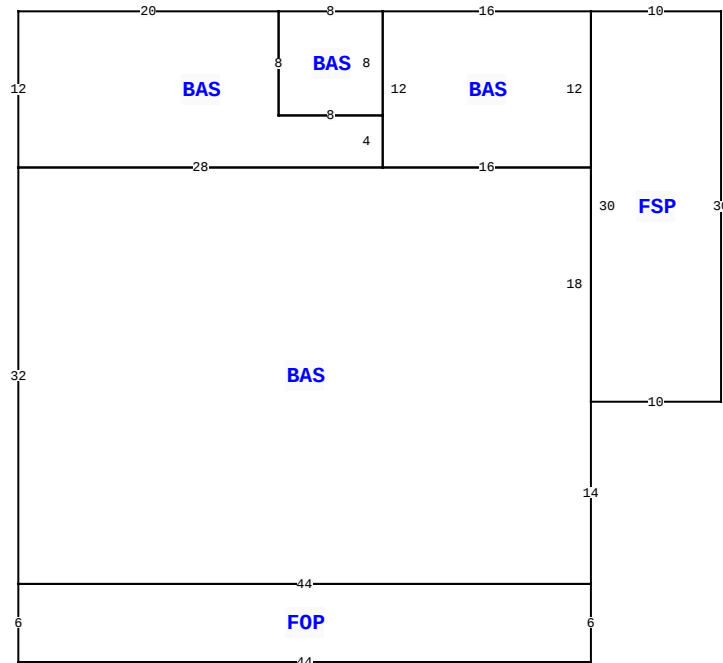
LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	0100	C	SFR	50		A-1	0.00	0.00	1.00	LT	

MARKET ADJUSTMENTS

1 SINGLE FAM 50% - 2024

Heated Area: 1936

HX Base Yr 2024



121 SE MOJAVE WAY, LAKE CITY

TOTAL OB/XF											
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE	04/21/2023	MLU				

COLUMBIA COUNTY PROPERTY											
VALUATION SUMMARY											
VALUATION BY						STANDARD					
Tax Group: 2						Tax Dist:					
BUILDING MARKET VALUE						209,620					
TOTAL MARKET OB/XF VALUE						26,479					
TOTAL LAND VALUE - MARKET						18,500					
TOTAL MARKET VALUE						254,599					
SOH/AGL Deduction						0					
ASSESSED VALUE						254,599					
TOTAL EXEMPTION VALUE						HA HAB 50,722					
BASE TAXABLE VALUE						203,877					
TOTAL JUST VALUE						254,599					
NCON VALUE						0					
INCOME VALUE											
PREVIOUS YEAR MKT VALUE						257,357					

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
1418/0801	8/28/2020	WD	Q	I	01	240,000			
GRANTOR: THOMAS A & ELIZABETH									
GRANTEE: LAURA M & BRANDON C									
0754/1943	12/31/1991	WD	U	I	12	50,000			
GRANTOR: CADWALLADER									
GRANTEE: NICHOLLS									

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS= N12 W16 S12 E16\$ BAS= W16 BAS= N4 BAS= N8 W8 S8 E8\$ W8 N8 W20 S12 E28\$ W28 S32FOP= S6 E44 N6 W44\$ E44 N14 FSP= E10 N30 W10 S30\$ N18\$.											