LOT 9 GREENWOOD S/D.
464-71, 774-371, 776-1470, 788-2

PAWN IAN C/WICKLUND ANDREA L
331 SE MOHAWK WAY
LAKE CITY, FL 32025

2026

16-4S-17-08382-309

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

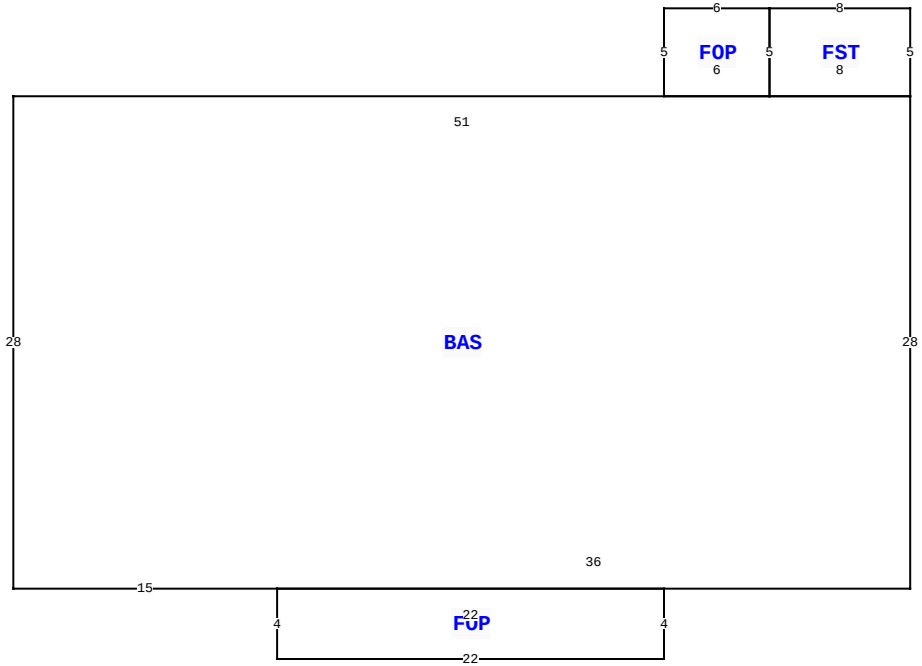
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	05	AVERAGE 10
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	16417.080	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,428	100		1,428	190,580
FOP	30	30		9	1,201
FOP	88	30		26	3,470
FST	40	55		22	2,936
TOTALS	1,586			1,485	198,187

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,485	131.2740	147.03	218,340	1980	2016	0	0	0	9.23	90.77

1 SINGLE FAM 100% - 2020 Heated Area: 1428 HX Base Yr 2020



331 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		198,187
TOTAL MARKET OB/XF VALUE		2,150
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		218,837
SOH/AGL Deduction		60,881
ASSESSED VALUE		157,956
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		107,234
TOTAL JUST VALUE		218,837
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		221,086

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1379/1588	3/01/2019	WD	Q	I	01	149,000
GRANTOR: EDWARD C CAREY						
GRANTEE: IAN C PAWN & ANDREA						
1341/1551	7/28/2017	WD	Q	I	01	135,000
GRANTOR: JAMES D FOX						
GRANTEE: EDWARD C CAREY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W51 S28 E15 FOP= S4 E22N4 W22$ E36 N28$ FST= N5 W8 FOP= W6 S5 E6 N5$ S5 E8$.

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	1,000	
2	0296	SHED METAL	0	100	0	0	1.00	UT	1,500.00	1,500.00	50	2004	2004	3	50	750	
3	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	200	
4	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 2,150

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: 0.50 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 10/07/2025 BY SYS