LOT 12 GREENWOOD S/D.

584-402, DC 1243-262, PB 1347-15

LOMINACK MICHAEL W/LOMINACK LAUREL D
2419 SW ICHETUCKNEE AVE
LAKE CITY, FL 32024

2026

16-4S-17-08382-312

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

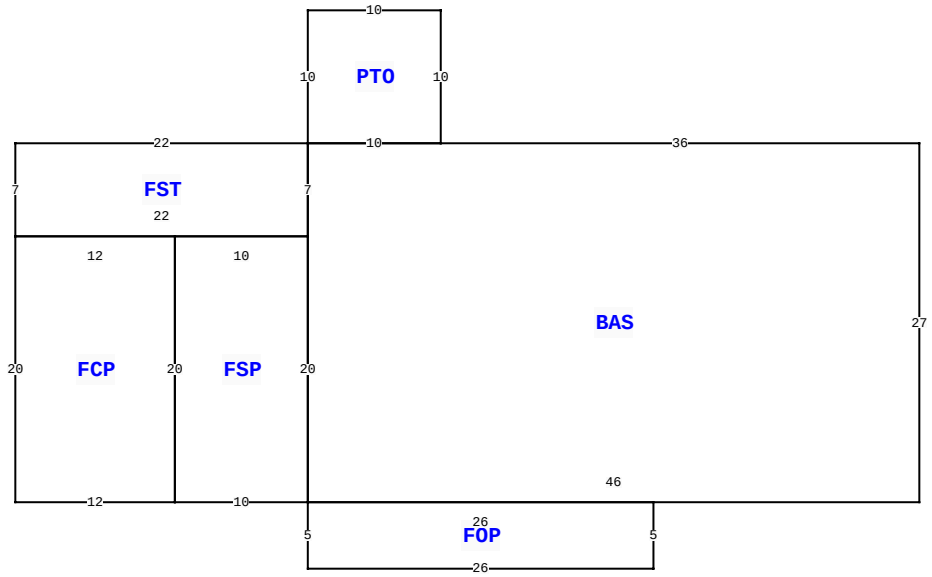
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
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	1,242	100		1,242	80,298
FCP	240	25		60	3,879
FOP	130	30		39	2,521
FSP	200	40		80	5,172
FST	154	55		85	5,496
PTO	100	5		5	323
TOTALS	2,066			1,511	97,690

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	1,511	104.9598	117.55	177,618	1985	1985	0	0	10	35.00	55.00

1 SINGLE FAM 0% - 0 Heated Area: 1242 HX Base Yr



382 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	97,690
TOTAL MARKET OB/XF VALUE	2,393
TOTAL LAND VALUE - MARKET	18,500
TOTAL MARKET VALUE	118,583
SOH/AGL Deduction	0
ASSESSED VALUE	118,583
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	118,583
TOTAL JUST VALUE	118,583
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	118,583

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048053	Electrical Servic	0	09/07/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1377/0900	1/25/2019	WD	U	I	37	50,000
GRANTOR: HERBERT N PEPPER & ET						
GRANTEE: MICHAEL W & LAUREL						
1347/1570	10/27/2017	PB	U	I	18	0
GRANTOR: CLERK OF COURT (PAULI						
GRANTEE: HERBERT N PEPPER &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W36 PTO= N10 W10 S10 E10$ W10 FST= W22 S7 E22 N7$ S7 FSP= W10 FCP= W12 S20 E12 N20$ S20 E10 N20$ S20 FOP= S5 E26 N5 W26$ E46 N27$.

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	0210	GARAGE U	0	0	22	18	1.00	UT	0.00	0.00	100	0	0	3	100	1,393	
2	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	600	
3	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	100	
4	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	300	

LAND DESCRIPTION

TOTAL OB/XF 2,393

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	0		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 12/02/2024 BY SYS Total Acres: 0.53 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 10/07/2025 BY SYS