LOT 7 INDIANWOOD S/D.

389-248, WD 1320-2706, WD 1486-1

JONES ERICA/KOPP JUSTIN HARVEY
174 SE MOHAWK WAY
LAKE CITY, FL 32025

**2027**

**16-4S-17-08382-157**

## BUILDING CHARACTERISTICS

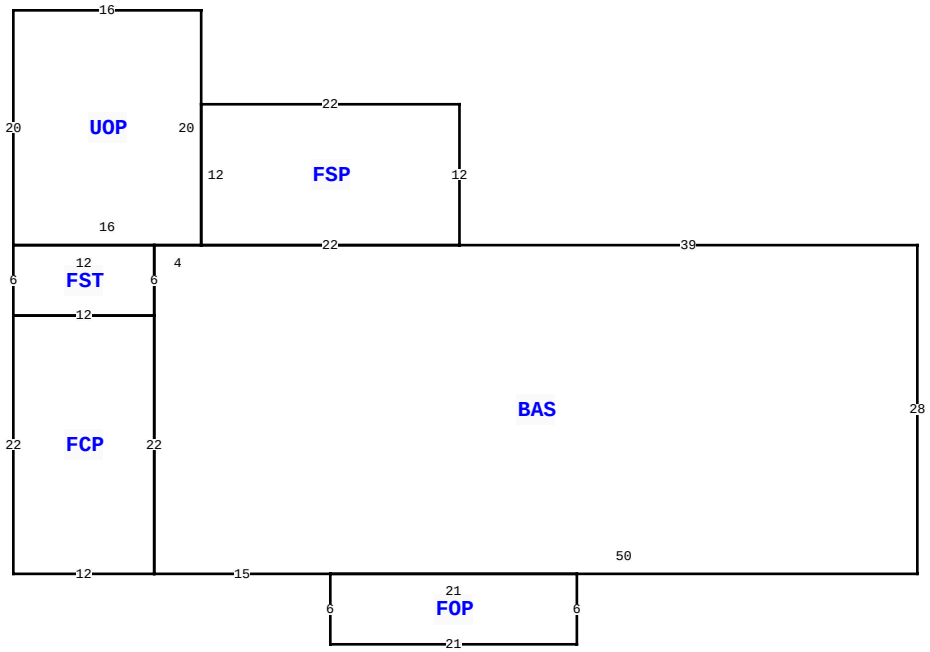
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 19 | COMMON BRK 90 |
| Exterior Wall | 08 | WD OR PLY 10 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 13 | LAM/VNLPLK 90 |
| Interior Floo | 15 | HARDTILE 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 | 1,820 | 100 | | 1,820 | 165,361 |
| FCP | 264 | 25 | | 66 | 5,996 |
| FOP | 126 | 30 | | 38 | 3,452 |
| FSP | 264 | 40 | | 106 | 9,631 |
| FST | 72 | 55 | | 40 | 3,634 |
| UOP | 320 | 20 | | 64 | 5,815 |
| TOTALS | 2,866 | | | 2,134 | 193,891 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,134 | 111.0650 | 122.17 | 260,711 | 1978 | 2000 | 0 | 0 | 0 | 25.63 | 74.37 |

1 SINGLE FAM 100% - 2024 Heated Area: 1820 HX Base Yr 2024




174 SE MOHAWK WAY, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | 04/14/2026 MLU |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## 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 | 200 | |
| 2 | 0166 | CONC,PAVMT | 0 | 100 | 0 | 0 | 560.00 | UT | 1.50 | 1.50 | 100 | 1996 | 1996 | 3 | 100 | 840 | |
| 3 | 0190 | FPLC PF | 0 | 100 | 0 | 0 | 1.00 | UT | 1,200.00 | 1,200.00 | 100 | 2017 | 2017 | 3 | 100 | 1,200 | |

## COLUMBIA COUNTY PROPERTY

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### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 2 | Tax Dist: | |
| BUILDING MARKET VALUE | | 193,891 |
| TOTAL MARKET OB/XF VALUE | | 2,240 |
| TOTAL LAND VALUE - MARKET | | 22,500 |
| TOTAL MARKET VALUE | | 218,631 |
| SOH/AGL Deduction | | 0 |
| ASSESSED VALUE | | 218,631 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 167,220 |
| TOTAL JUST VALUE | | 218,631 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 222,154 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 11434 | POOL | 80 | 07/22/1996 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1486/1995 | 3/02/2023 | WD | Q | I | 01 | 255,000 |
| GRANTOR: WILLIAMS BETTYE JEAN | | | | | | |
| GRANTEE: JONES ERICA | | | | | | |
| 1320/2706 | 8/10/2016 | WD | U | I | 30 | 100 |
| GRANTOR: BETTY JEAN WILLIAMS | | | | | | |
| GRANTEE: BETTY JEAN WILLIAMS | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W39 FSP= N12 W22 S12 E22$ W22 UOP= N20 W16 S20 E16$ W4 FST= W12 S6 E12 N6$ S6 FCP= W12 S22 E12 N22 $ S22E15 FOP= S6 E21 N6 W21 $ E50 N28$.

## LAND DESCRIPTION

TOTAL OB/XF 2,240

| 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 | 22,500.00 | 22,500.00 | 22,500 | | | | | | | |

REVIEW DATE 05/03/2023 BY ME Total Acres: 0.46 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 11/17/2026 BY SYS