

LOT 9 INDIANWOOD S/D.
656-429, 658-636, DC 1249-1210,

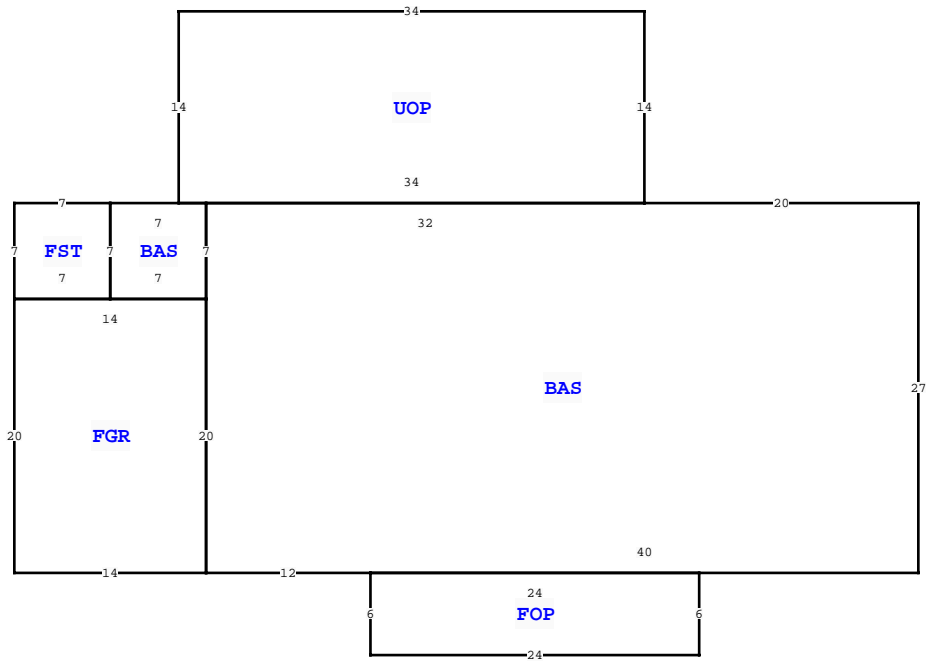
CHRISTIANSON ANDREW/EDWARDS BAILEY
145 SE MOHAWK WAY
LAKE CITY, FL 32025

2026

16-4S-17-08382-159

BUILDING CHARACTERISTICS					
ELEMENT	CD				
Exterior Wall	19 COMMON BRK 90				
Exterior Wall	31 VINYL SID 10				
Roof Structure	03 GABLE/HIP 100				
Roof Cover	12 MODULAR MT 100				
Interior Wall	05 DRYWALL 100				
Interior Floor	13 LAM/VNLPLK 100				
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				
Architectural Units	05 CONV 100 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	49	100		49	4,514
BAS	1,404	100		1,404	129,341
FGR	280	55		154	14,187
FOP	144	30		43	3,961
FST	49	55		27	2,487
UOP	476	20		95	8,752
TOTALS	2,402			1,772	163,242

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 2025								
			Heated Area: 1453				HX Base Yr 2025				



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION BY		VALUATION SUMMARY	
Tax Group: 2	STANDARD		
BUILDING MARKET VALUE	163,242	Tax Dist:	
TOTAL MARKET OB/XF VALUE	2,400		
TOTAL LAND VALUE - MARKET	22,500		
TOTAL MARKET VALUE	188,142		
SOH/AGL Deduction	0		
ASSESSED VALUE	188,142		
TOTAL EXEMPTION VALUE	51,411	HX HB	
BASE TAXABLE VALUE	136,731		
TOTAL JUST VALUE	188,142		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	186,547		

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1528/1526	11/29/2024	WD	Q	I	01	220,000
GRANTOR: A BAR S LAND & CATTLE						
GRANTEE: CHRISTIANSON ANDREW						
1493/562	6/07/2023	CT	U	I	18	125,000
GRANTOR: CLERK OF COURT (CRIBB)						
GRANTEE: A BAR S LAND & CATT						

EXTRA FEATURES																
L N	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	0190	FPLC PF	0	100	0	0	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0080	DECKING	0	100	0	0	UT	0.00	0.00	100	0	0	3	100	300	
3	0166	CONC,PAVMT	0	100	0	0	UT	0.00	0.00	100	1993	1993	3	100	600	
4	0296	SHED METAL	0	100	0	0	UT	0.00	0.00	100	2004	2004	3	100	300	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[ORIG=0,0] W20 W32 S7 S20 E12 E40 N27 \$	
UOP=[ORIG=-20,0] N14 W34 S14 E34 \$	
FGR=[ORIG=-52,7] W14 S20 E14 N20 \$	
FOP=[ORIG=-40,27] S6 E24 N6 W24 \$	
BAS=[ORIG=-52,0] W7 S7 E7 N7 \$	
FST=[ORIG=-59,0] W7 S7 E7 N7 \$	

LAND DESCRIPTION															TOTAL OB/XF									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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							