

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

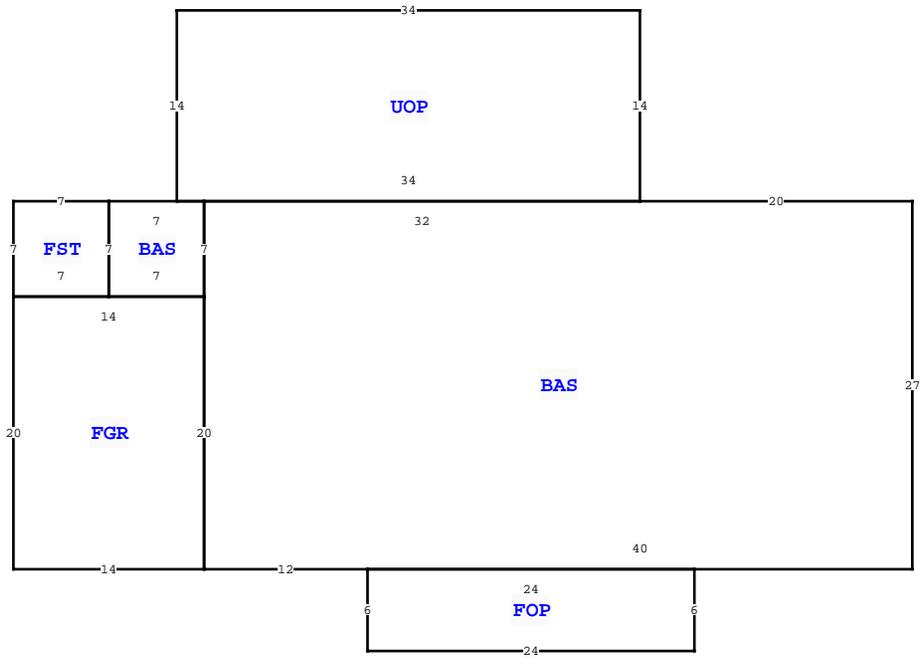
CHRISTIANSON ANDREW/EDWARDS BAILEY
145 SE MOHAWK WAY
LAKE CITY, FL 32025

2026

16-4S-17-08382-159

BUILDING CHARACTERISTICS		CONSTRUCTION	
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	1.100	
Architectural Units	05	CONV	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
BAS	49	100	
BAS	1,404	100	
FGR	280	55	
FOP	144	30	
FST	49	55	
UOP	476	20	
TOTALS	2,402		

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		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE		163,242	
TOTAL MARKET OB/XF VALUE		2,400	
TOTAL LAND VALUE - MARKET		18,500	
TOTAL MARKET VALUE		184,142	
SOH/AGL Deduction		0	
ASSESSED VALUE		184,142	
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE		132,731	
TOTAL JUST VALUE		184,142	
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		145 SE MOHAWK WAY, LAKE CITY	
L N	OB/XF CODE	DESCRIPTION	ADJ UNIT PRICE
1	0190	FPLC PF	1,200.00
2	0080	DECKING	0.00
3	0166	CONC, PAVMT	0.00
4	0296	SHED METAL	0.00

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

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 2,400																						
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	18,500.00	18,500.00	18,500							