LOT 3 INDIANWOOD UNIT 2.

ORB 444-720, 711-396, 755-1315

MCCALL GASTON E/MCCALL GLENDA K
250 SE MOHAWK WAY
LAKE CITY, FL 32025

2027

16-4S-17-08382-173

BUILDING CHARACTERISTICS

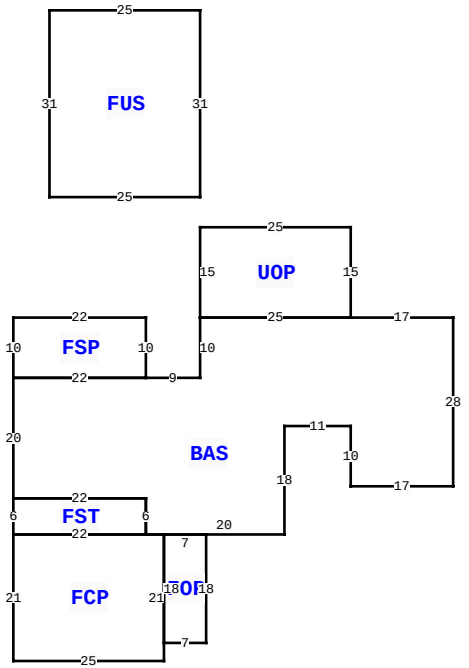
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	05	AVERAGE 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	06	VINYL ASB 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.5	1.5 100
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	1,852	100		1,852	148,200
FCP	525	25		131	10,483
FOP	126	30		38	3,041
FSP	220	40		88	7,042
FST	132	55		73	5,842
FUS	775	100		775	62,017
UOP	375	20		75	6,001
TOTALS	4,005			3,032	242,626

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,032	111.9195	123.11	373,270	1985	1985	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2003 Heated Area: 2627 HX Base Yr 2003



250 SE MOHAWK WAY, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		242,626
TOTAL MARKET OB/XF VALUE		4,698
TOTAL LAND VALUE - MARKET		22,500
TOTAL MARKET VALUE		269,824
SOH/AGL Deduction		99,157
ASSESSED VALUE		170,667
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		119,256
TOTAL JUST VALUE		269,824
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		274,238

SALE:4:1: DISTRESS SALE

SALE:3:1: LOT 3, INDIANWOOD UNIT 11

SALE:2:1: LOT 3, INDIAN WOOD UNIT II

SALE:1:1: LOT 3 INDIANWOOD UNIT 11

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0956/2534	7/01/2002	WD	Q	I		134,000
GRANTOR: LESLIE						
GRANTEE: GASTON & GLENDA MCC						
0935/1599	9/06/2001	WD	Q	I		118,000
GRANTOR: CHRISTOPHER & SUSAN M						
GRANTEE: MICHAEL & BILLIE LE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W9 FSP= N10 W22 S10 E22$ W22 S20 FST= S6 E22 N6 W22$ E22 S6 FCP= W22S21 E25 N21 W3$ E3 FOP= S18E7 N18 W7$ E20 N18 E11 S10 E17N28 W17 UOP= N15 W25 S15 E25$ W25 S10$ PTR=N30 FUS= N31 W25 S31E25$ S30$.

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	1993	1993	3	100	750	
2	0190	FPLC PF	0	100	0	0	2.00	UT	1,200.00	1,200.00	100	1993	1993	3	100	2,400	
3	0294	SHED WOOD/	0	100	10	15	1.00	UT	0.00	0.00	100	1993	1993	3	100	200	
4	0080	DECKING	0	100	18	16	128.00	UT	3.50	3.50	100	2000	2000	3	100	448	
5	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	600	
6	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	300	

LAND DESCRIPTION

TOTAL OB/XF 4,698

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 05/04/2017 BY DF Total Acres: 0.50 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 11/17/2026 BY SYS