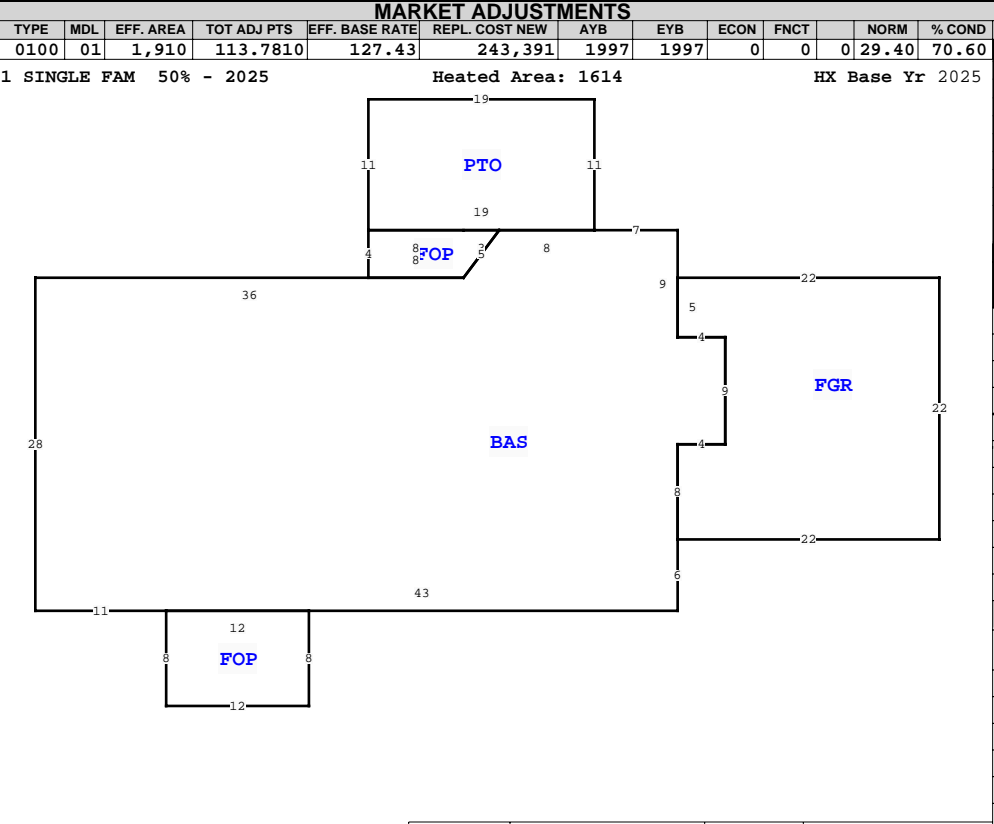


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	19 COMMON BRK 80
Exterior Wall	31 VINYL SID 20
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 90
Interior Floor	15 HARDTILE 10
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	3 100
Frame	01 NONE 100
Stories	1. 1. 100
Architectural	05 CONV 100
Units	0 100
Condition Adj	03 03 100
Kitchen Adjus	01 01 100



COLUMBIA COUNTY PROPERTY PAGE 1 of 1 2

VALUATION SUMMARY	
VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	171,834
TOTAL MARKET OB/XF VALUE	1,629
TOTAL LAND VALUE - MARKET	22,500
TOTAL MARKET VALUE	195,963
SOH/AGL Deduction	0
ASSESSED VALUE	195,963
TOTAL EXEMPTION VALUE	HA HAB 51,411
BASE TAXABLE VALUE	144,552
TOTAL JUST VALUE	195,963
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	194,519

Quality	
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	1,614	100		1,614	145,204
FGR	448	55		246	22,132
FOP	38	30		11	990
FOP	96	30		29	2,609
PTO	209	5		10	899
TOTALS	2,405			1,910	171,834

PERMIT NUM	DESCRIPTION	AMT	ISSUED
11693	SFR	235	09/26/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1540/114	5/03/2025	QC	U	I	11	92,700

GRANTOR: _____
GRANTEE: _____

1535/1874	3/17/2025	PB	U	I	18	0
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GRANTOR: CLERK OF COURT (MUSSE)
GRANTEE: SPAETH KELLI VON

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	0166	CONC, PAVMT	0	50	0	0	419.00	UT	1.50	1.50	100	1998	1998	3	100	629	
2	0296	SHED METAL	0	50	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	400	
3	0166	CONC, PAVMT	0	50	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	600	

278 SE MOHAWK WAY, LAKE CITY

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

MLU

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W7 PTO= N11 W19 S11 E19\$ W8 FOP= /W3/ W8 S4 E8 R3 U4 \$
D4 L3 W36 S28 E11 FOP= S8 E12 N8 W12\$ E43 N6 FGR= E22 N22
W22 S5 E4 S9 W4 S8\$ N8E4 N9 W4 N9\$.

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	50		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	22,500							