LOT 5 INDIANWOOD UNIT 2.

424-666, 632-156, 633-759, 652-1

MEHLHORN CHARLES JR
304 SE MOHAWK WAY
LAKE CITY, FL 32025

2027

16-4S-17-08382-175

BUILDING CHARACTERISTICS

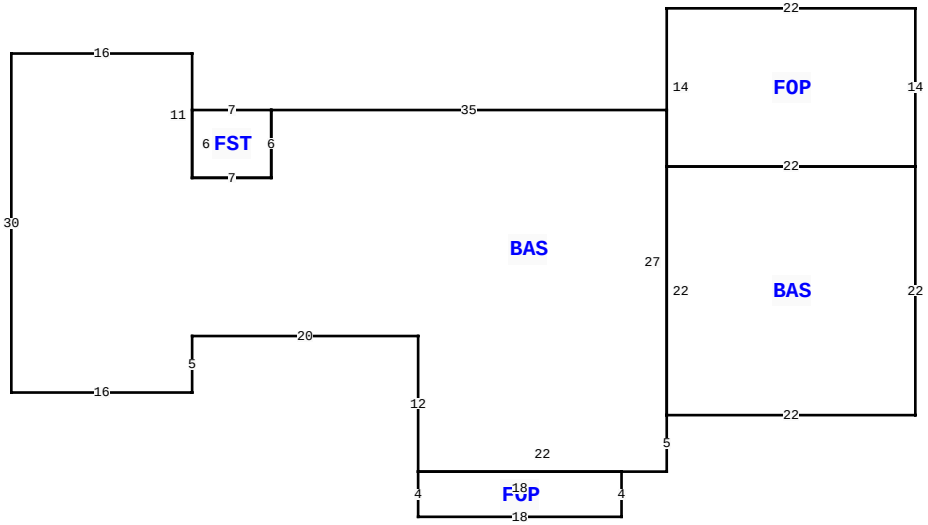
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	04	04 100
Kitchen Adjus	02	02 100
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	484	100		484	56,980
BAS	1,542	100		1,542	181,536
FOP	72	30		22	2,590
FOP	308	30		92	10,831
FST	42	55		23	2,708
TOTALS	2,448			2,163	254,644

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,163	142.7026	156.97	339,526	1985	2000	0	0	0	25.00	75.00

1 SINGLE FAM 100% - 2022 Heated Area: 2026 HX Base Yr 2022



304 SE MOHAWK WAY, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		254,644
TOTAL MARKET OB/XF VALUE		11,124
TOTAL LAND VALUE - MARKET		22,500
TOTAL MARKET VALUE		288,268
SOH/AGL Deduction		24,390
ASSESSED VALUE		263,878
TOTAL EXEMPTION VALUE	HX HB VX	56,411
BASE TAXABLE VALUE		207,467
TOTAL JUST VALUE		288,268
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		292,908

PERMIT NUM	DESCRIPTION	AMT	ISSUED
27902	PUMP/UTPOL	50	06/22/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1438/2173	5/27/2021	WD	Q	I	01	300,000
GRANTOR: HETRICK CHRISTOPHER &						
GRANTEE: MEHLHORN CHARLES JR						
0853/0317	2/04/1998	WD	Q	I		65,500
GRANTOR: KAMAN						
GRANTEE: HETRICK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W35 FST= W7 S6 E7 N6$ S6 W7N11 W16 S30 E16 N5 E20 S12 FOP= S4 E18 N4 W18$ E22 N5 BAS= E22 N22 FOP= N14 W22 S14 E22$ W22 S22$ N27$.

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	1,700	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
3	0258	PATIO	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	200	
4	0296	SHED METAL	0	100	12	16	1.00	UT	0.00	0.00	100	0	0	3	100	844	
5	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	1,500	
6	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	400	
7	0210	GARAGE U	0	100	20	22	440.00	UT	16.00	16.00	75	2013	2013	3	75	5,280	

LAND DESCRIPTION

TOTAL OB/XF 11,124

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