LOT 6 INDIANWOOD UNIT 2.

ORB 572-391, 777-1409, 783-2018,

SHERMAN JASON W/SHERMAN APRIL W
303 SE MOHAWK WAY
LAKE CITY, FL 32025

2027

16-4S-17-08382-176

BUILDING CHARACTERISTICS

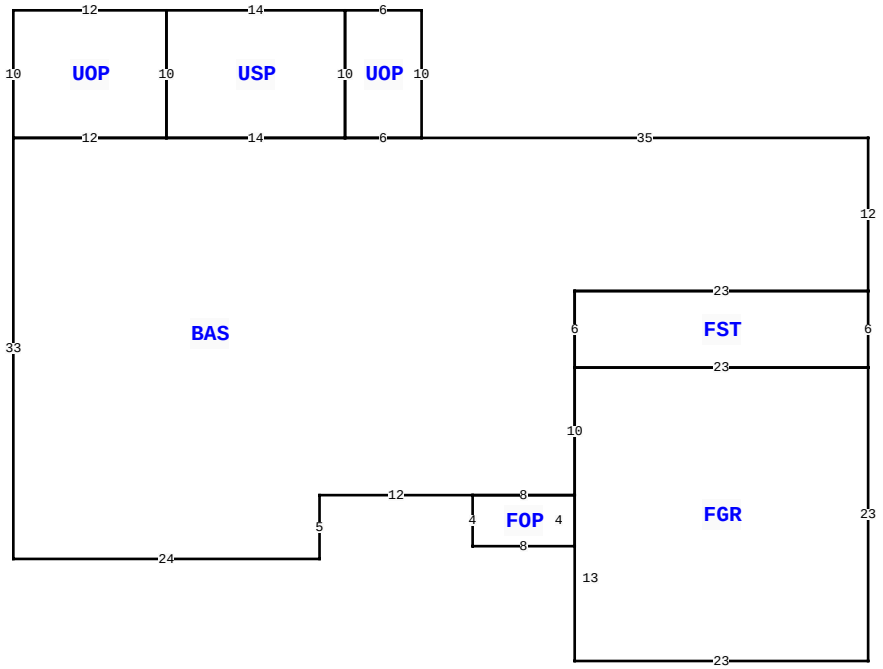
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	16	WD FR STUC 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
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	1,628	100		1,628	136,095
FGR	529	55		291	24,327
FOP	32	30		10	836
FST	138	55		76	6,353
UOP	60	20		12	1,003
UOP	120	20		24	2,007
USP	140	35		49	4,096
TOTALS	2,647			2,090	174,717

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,090	116.9190	128.61	268,795	1984	1984	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2003 Heated Area: 1628 HX Base Yr 2003



303 SE MOHAWK WAY, LAKE CITY

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

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	1,400	
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	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	800	
4	0258	PATIO	0	100	0	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	400	
5	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	200	
6	0280	POOL R/CON	0	100	14	33	462.00	UT	70.00	70.00	100	2020	2020	3	91	29,429	
7	0282	POOL ENCL	0	100	24	43	1,032.00	UT	15.00	15.00	100	2020	2020	3	70	10,836	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	174,717
TOTAL MARKET OB/XF VALUE	44,265
TOTAL LAND VALUE - MARKET	22,500
TOTAL MARKET VALUE	241,482
SOH/AGL Deduction	84,018
ASSESSED VALUE	157,464
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	106,053
TOTAL JUST VALUE	241,482
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	244,661

SALE:3:1: LOT 6 INDAINWOOD UNIT II $.70 STAMPS

SALE:2:1: $.70 STAMPS

SALE:1:1: 2 DEEDS TO SAME GRANTEE (ORB 822-1380)

PERMIT NUM	DESCRIPTION	AMT	ISSUED
40597	POOL ENCL	0	09/25/2020
40231	POOL	0	07/28/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0902/1336	5/12/2000	WD	Q	I		80,500
GRANTOR: GREGORY						
GRANTEE: R MULLIN						
0880/2251	5/17/1999	WD	Q	I		76,500
GRANTOR: DANNELLY						
GRANTEE: GREGORY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W35 UOP= N10 W6 S10 E6$ W6 USP= N10 W14 S10 E14 $ W14 UOP= N10 W12 S10 E12$ W12 S33 E24 N5 E12 FOP= S4 E8 N4 W8$ E8 FGR= S13 E23 N23 W23 S10$ N10 FST= E23 N6 W23 S6$ N6 E23 N12$.

LAND DESCRIPTION

TOTAL OB/XF 44,265

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 12/01/2020 BY HC Total Acres: 0.49 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 11/17/2026 BY SYS