LOT 8 INDIANWOOD UNIT 2.

783-570, LE 1323-1877, WD 1527-4

MULVIHILL JOHN D
249 SE MOHAWK WAY
LAKE CITY, FL 32025

2027

16-4S-17-08382-178

BUILDING CHARACTERISTICS

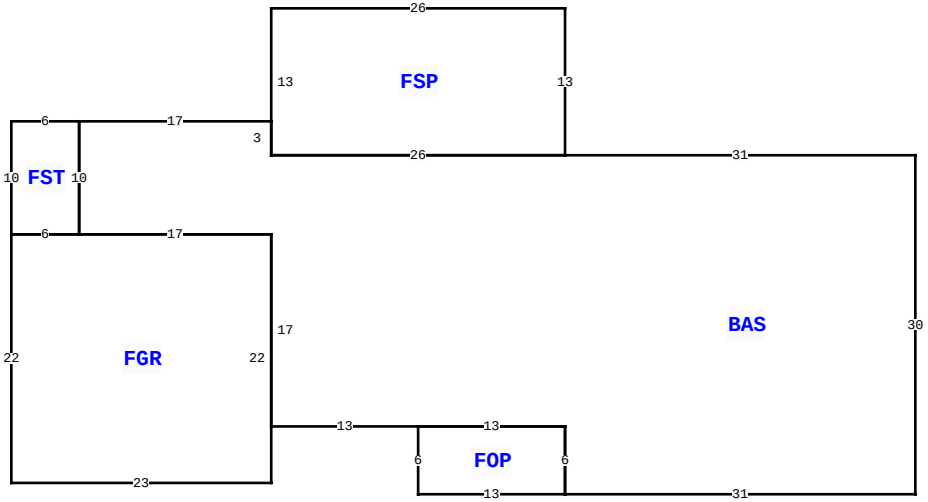
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 90
Exterior Wall	05	AVERAGE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,724	100		1,724	135,940
FGR	506	55		278	21,921
FOP	78	30		23	1,814
FSP	338	40		135	10,645
FST	60	55		33	2,602
TOTALS	2,706			2,193	172,921

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,193	110.2860	121.31	266,033	1981	1981	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2025 Heated Area: 1724 HX Base Yr 2025



249 SE MOHAWK WAY, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 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	450	
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	0294	SHED WOOD/	0	100	12	12	1.00	UT	0.00	0.00	100	1993	1993	3	100	500	
4	0294	SHED WOOD/	0	100	12	12	1.00	UT	0.00	0.00	100	1993	1993	3	100	500	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		172,921
TOTAL MARKET OB/XF VALUE		2,650
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		194,071
SOH/AGL Deduction		0
ASSESSED VALUE		194,071
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		142,660
TOTAL JUST VALUE		194,071
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		197,221

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048723	Roof Replacement	20,390	11/21/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1527/459	11/08/2024	WD	Q	I	01	245,000
GRANTOR: MIMBS CLARENCE L						
GRANTEE: MULVIHILL JOHN D						
1323/1877	9/29/2016	LE	U	I	14	100
GRANTOR: CLARENCE L & SHARON R						
GRANTEE: BRIAN WESLEY & TIMO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W31 FSP= N13 W26 S13 E26$ W26 N3 W17 FST= W6 S10 E6 N10$ S10 FGR= W6 S22 E23 N22 W17$ E17 S17 E13 FOP= S6E13 N6 W13$ E13 S6 E31 N30$.

LAND DESCRIPTION

TOTAL OB/XF 2,650

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	18,500.00	18,500.00	18,500							

REVIEW DATE 12/05/2024 BY TP Total Acres: 0.38 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/17/2026 BY SYS