

LOT 8 INDIANWOOD UNIT 2.
783-570, LE 1323-1877, WD 1527-4

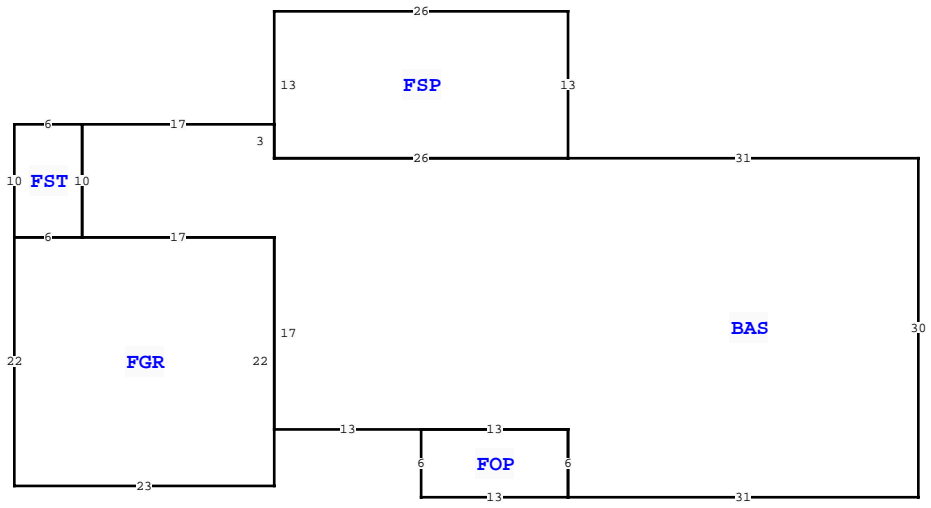
MULVIHILL JOHN D
249 SE MOHAWK WAY
LAKE CITY, FL 32025

2026

16-4S-17-08382-178
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BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	17 MSNRY STUC 90
Exterior Wall	05 AVERAGE 10
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	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	06

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	2025								
					Heated Area: 1724						
					HX Base Yr 2025						



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,724	100		1,724	138,416
FGR	506	55		278	22,320
FOP	78	30		23	1,847
FSP	338	40		135	10,839
FST	60	55		33	2,649
TOTALS	2,706			2,193	176,071

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	100	0	0	0	0	0.00	100	0	0	3	100	450	
2	0190	FPLC PF	0	100	0	0	0	0	1,200.00	100	0	0	3	100	1,200	
3	0294	SHED WOOD/	0	100	12	12	0	0	0.00	100	1993	1993	3	100	500	
4	0294	SHED WOOD/	0	100	12	12	0	0	0.00	100	1993	1993	3	100	500	

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	100		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			176,071
TOTAL MARKET OB/XF VALUE			2,650
TOTAL LAND VALUE - MARKET			18,500
TOTAL MARKET VALUE			197,221
SOH/AGL Deduction			0
ASSESSED VALUE			197,221
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			145,810
TOTAL JUST VALUE			197,221
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																						
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	100		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							