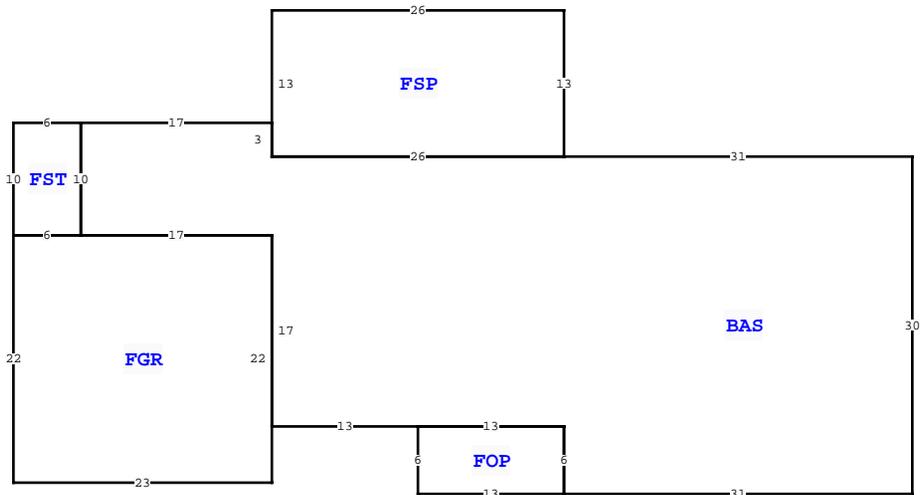


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	17 MSNRY STUC 90
Exterior Wall	05 AVERAGE 10
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 90
Interior Floor	15 HARDTILE 10
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
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

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	123.52	270,879	1981	1981	0	0	35.00	65.00
1 SINGLE FAM 100% - 2025										Heated Area: 1724	
										HX Base Yr 2025	



MAP NUM	MKT AREA	06			
16417.030	1.00/				
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	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

249 SE MOHAWK WAY, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023
INC DATE		AG DATE	MLU

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	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	

TOTAL OB/XF 2,650

LAND DESCRIPTION																								
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\$.