LOT 1 WOODLAND NORTH S/D.
456-92, 799-644, WD 1038-408,

WATSON GINA NOELLE
175 SE MOJAVE WAY
LAKE CITY, FL 32025

2026

16-4S-17-08382-201

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

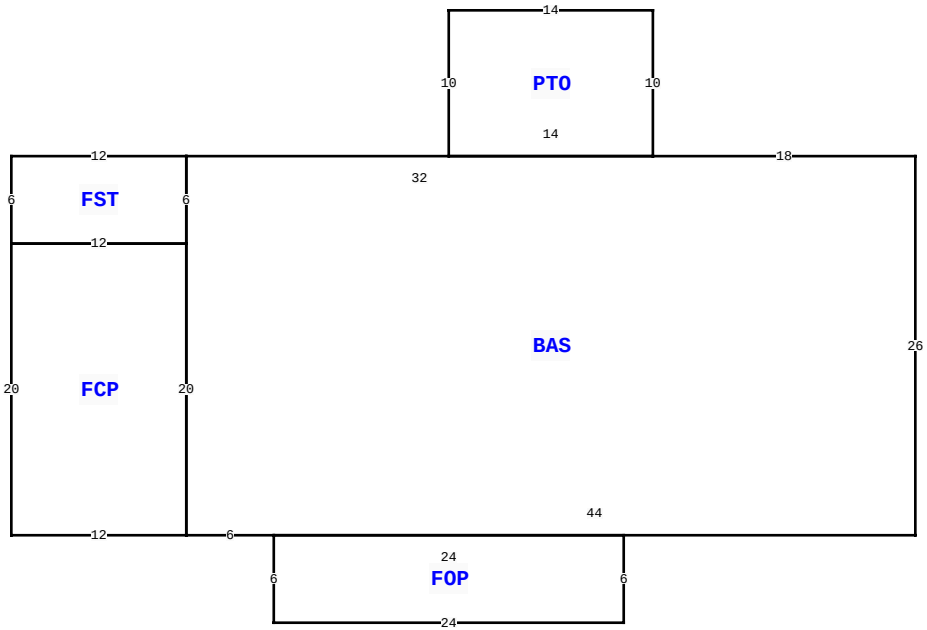
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	08	WD OR PLY 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	16417.050	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,300	100		1,300	110,256
FCP	240	25		60	5,089
FOP	144	30		43	3,647
FST	72	55		40	3,392
PTO	140	5		7	593
TOTALS	1,896			1,450	122,977

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,450	116.5000	130.48	189,196	1983	1983	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2006 Heated Area: 1300 HX Base Yr 2006



175 SE MOJAVE WAY, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		122,977
TOTAL MARKET OB/XF VALUE		1,100
TOTAL LAND VALUE - MARKET		16,650
TOTAL MARKET VALUE		140,727
SOH/AGL Deduction		54,857
ASSESSED VALUE		85,870
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		34,459
TOTAL JUST VALUE		140,727
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		140,727

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1367/0427	8/22/2018	QC	U	I	11	100
GRANTOR: JIMMY RAY WATSON						
GRANTEE: GINA NOELLE WATSON						
1165/0652	12/26/2008	QC	Q	I	01	100
GRANTOR: JIMMY RAY WATSON						
GRANTEE: JIMMY RAY WATSON &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W18 PTO= N10 W14 S10 E14$ W32 FST= W12 S6 E12 N6$ S6
FCP= W12 S20 E12 N20$ S20E6 FOP= S6 E24 N6 W24$ E44 N26$.

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	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	800	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	300	

LAND DESCRIPTION

TOTAL OB/XF 1,100

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	0.90	18,500.00	16,650.00	16,650							

REVIEW DATE 05/03/2017 BY DF Total Acres: 0.36 Total Land Value: 16,650 Market: 0 Agricultural: 0 Common: 16,650 PRINTED 03/25/2026 BY SYS