LOT 3 WOODLAND NORTH S/D.
456-92, 754-1943, 1079-874, WD 1

HAAS LAURA M/HAAS BRANDON CHARLES
121 SE MOJAVE WAY
LAKE CITY, FL 32025

2026

16-4S-17-08382-203

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

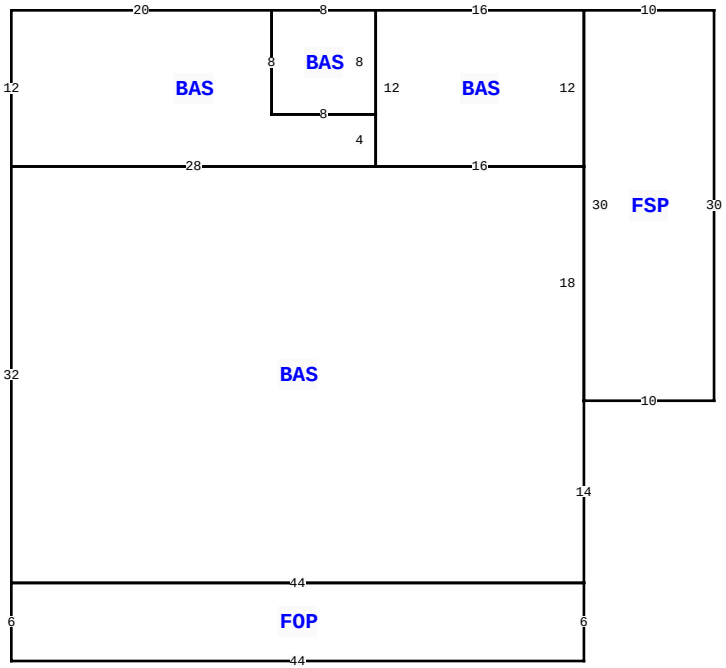
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	21	STONE 20
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 60
Interior Floo	15	HARDTILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	04	04 100
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	64	100		64	6,284
BAS	192	100		192	18,851
BAS	272	100		272	26,706
BAS	1,408	100		1,408	138,241
FOP	264	30		79	7,756
FSP	300	40		120	11,782
TOTALS	2,500			2,135	209,620

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,135	134.8688	151.05	322,492	1983	1990	0	0	0	35.00	65.00

1 SINGLE FAM 50% - 2024 Heated Area: 1936 HX Base Yr 2024



121 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		209,620
TOTAL MARKET OB/XF VALUE		26,479
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		254,599
SOH/AGL Deduction		0
ASSESSED VALUE		254,599
TOTAL EXEMPTION VALUE	HA HAB	51,411
BASE TAXABLE VALUE		203,188
TOTAL JUST VALUE		254,599
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		257,357

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1418/0801	8/28/2020	WD	Q	I	01	240,000
GRANTOR: THOMAS A & ELIZABETH						
GRANTEE: LAURA M & BRANDON C						
0754/1943	12/31/1991	WD	U	I	12	50,000
GRANTOR: CADWALLADER						
GRANTEE: NICHOLLS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= N12 W16 S12 E16$ BAS= W16 BAS= N4 BAS= N8 W8 S8 E8$ W8 N8 W20 S12 E28$ W28 S32FOP= S6 E44 N6 W44$ E44 N14 FSP= E10 N30 W10 S30$ N18$.

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	50	0	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	300	
2	0281	POOL R/FIB	0	50	16	36	576.00	UT	65.00	65.00	100	2004	2004	3	43	16,099	
3	0282	POOL ENCL	0	50	30	56	1,680.00	UT	15.00	15.00	100	2013	2013	3	40	10,080	

LAND DESCRIPTION

TOTAL OB/XF 26,479

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	50		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 05/03/2017 BY DF Total Acres: 0.50 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 03/26/2026 BY SYS