

LOT 9 GREENWOOD S/D.  
464-71, 774-371, 776-1470, 788-2

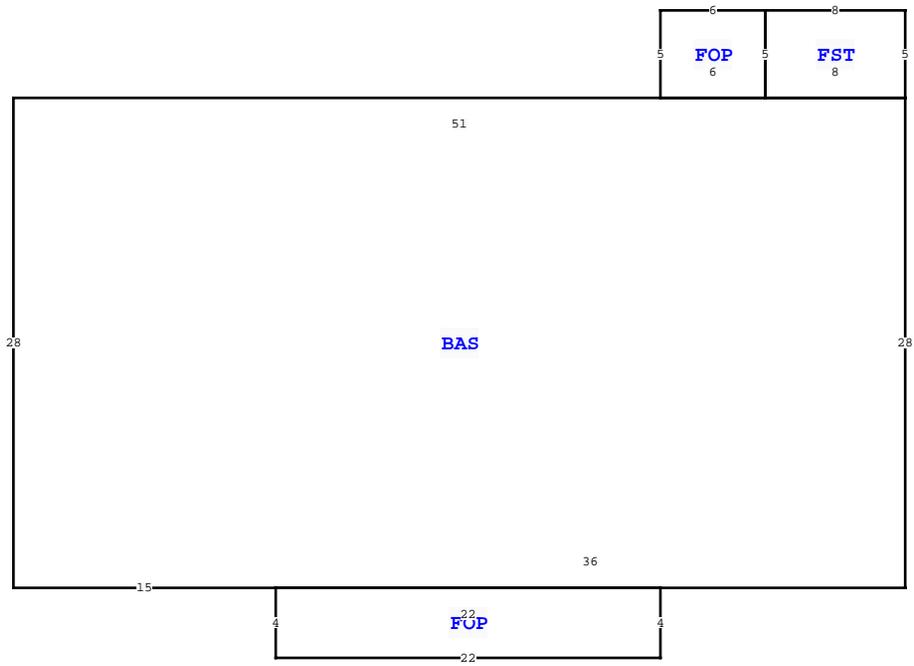
PAWN IAN C/WICKLUND ANDREA L  
331 SE MOHAWK WAY  
LAKE CITY, FL 32025

**2026**

16-4S-17-08382-309  
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ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	05	AVERAGE 10
Roof Structure	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LAM/VNLPK 80
Interior Floor	15	HARDTILE 20
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

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% - 2020									
			Heated Area: 1428				HX Base Yr 2020				



COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	2
VALUATION SUMMARY				
VALUATION BY		STANDARD		
Tax Group: 2		Tax Dist:		
BUILDING MARKET VALUE		198,187		
TOTAL MARKET OB/XF VALUE		2,150		
TOTAL LAND VALUE - MARKET		22,500		
TOTAL MARKET VALUE		222,837		
SOH/AGL Deduction		65,341		
ASSESSED VALUE		157,496		
TOTAL EXEMPTION VALUE		HX HB 51,411		
BASE TAXABLE VALUE		106,085		
TOTAL JUST VALUE		222,837		
NCON VALUE		0		
INCOME VALUE				
PREVIOUS YEAR MKT VALUE		221,086		

Quality		05 05			
DOR CODE		0100 SINGLE FAMILY			
MAP NUM	MKT AREA	06			
NEIGHBORHOOD/LOC		16417.080 1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,428	100		1,428	190,580
FOP	30	30		9	1,201
FOP	88	30		26	3,470
FST	40	55		22	2,936
TOTALS	1,586			1,485	198,187

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1379/1588	3/01/2019	WD	Q	I	01	149,000
GRANTOR: EDWARD C CAREY						
GRANTEE: IAN C PAWN & ANDREA						
1341/1551	7/28/2017	WD	Q	I	01	135,000
GRANTOR: JAMES D FOX						
GRANTEE: EDWARD C CAREY						

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	1,000	
2	0296	SHED METAL	0	100	0	0	0	0	1,500.00	50	2004	2004	3	50	750	
3	0169	FENCE/WOOD	0	100	0	0	0	0	0.00	100	2013	2013	3	100	200	
4	0252	LEAN-TO W/	0	100	0	0	0	0	0.00	100	2017	2017	3	100	200	

TOTAL OB/XF												2,150												
LAND DESCRIPTION												2,150												
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	22,500.00	22,500.00	22,500							

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS= W51 S28 E15 FOP= S4 E22N4 W22\$ E36 N28\$ FST= N5 W8 FOP= W6 S5 E6 N5\$ S5 E8\$ .											