

COMM SE COR, RUN N 1417.87 FT, W
1468.5 FT FOR POB, RUN W 1831.97
SR-47, N ALONG R/W 687.06 FT, E

HOUSTON OTTIS/HOUSTON MARYANN
2147 SW SR 47
LAKE CITY, FL 32025

2026

18-4S-17-08451-001



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	19	COMMON BRK 60			
Exterior Wall	16	WD FR STUC 40			
Roof Structur	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floo	14	CARPET 80			
Interior Floo	06	VINYL ASB 20			
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	03	03 100			
Kitchen Adjus	01	01 100			
Quality	07	07			
DOR CODE		5000IMPROVED AG			
MAP NUM		MKT AREA			06
NEIGHBORHOOD/LOC		18417.00		1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,598	100		3,598	305,762
FDU	600	60		360	30,593
FOP	50	30		15	1,275
UOP	160	20		32	2,720
UOP	294	20		59	5,014
TOTALS	4,702			4,064	345,363

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	4,064	116.7298	130.74	531,327	1979	1979	0	0	0 35.00	65.00		
1 SINGLE FAM				100% - 0				Heated Area: 3598					HX Base Yr
2147 SW STATE ROAD 47 , LAKE CITY													
				BLD DATE				LGL DATE					
				XF DATE				LAND DATE					
				INC DATE				AG DATE					

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
1	0166	CONC, PAVMT	0 100	0	0	1.00	UT	0.00	0.00	100	1993	1993
2	0180	FPLC 1STRY	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	1993	1993
3	0294	SHED WOOD/	0 100	10	18	1.00	UT	0.00	0.00	100	1993	1993
4	0294	SHED WOOD/	0 100	16	20	1.00	UT	0.00	0.00	100	1993	1993
5	0260	PAVEMENT-A	0 100	0	0	1.00	UT	0.00	0.00	100	1993	1993
6	0280	POOL R/CON	0 100	22	40	880.00	UT	70.00	70.00	100	2002	2002
7	0166	CONC, PAVMT	0 100	40	60	1,520.00	UT	2.00	2.00	100	2002	2002
8	0120	CLFENCE 4	0 100	0	0	1.00	UT	0.00	0.00	100	2013	2013
9	0070	CARPORT UF	0 100	0	0	1.00	UT	0.00	0.00	100	2013	2013
10	0070	CARPORT UF	0 100	0	0	1.00	UT	0.00	0.00	100	2013	2013

LAND DESCRIPTION												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT
1	0100	C	SFR	100		RSF-1	0.00	0.00	2.00	AC		1.00
2	6200	A	PASTURE 3	0		RSF-1	0.00	0.00	26.20	AC		1.00
3	9910	M	MKT. VAL. AG	0		RSF-1	0.00	0.00	26.20	AC		1.00
TOTAL OB/XF 33,380												
UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV			
20,000.00	10,000.00	20,000										
280.00	280.00	7,336										
20,000.00	10,000.00	262,000										

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		345,363	
TOTAL MARKET OB/XF VALUE		33,430	
TOTAL LAND VALUE - MARKET		282,000	
TOTAL MARKET VALUE		406,129	
SOH/AGL Deduction		178,930	
ASSESSED VALUE		227,199	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		176,477	
TOTAL JUST VALUE		660,793	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		660,793	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19780	POOL	125	07/29/2002

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1460/2758	2/28/2022	LE	U	I	14	100
GRANTOR: HOUSTON OTTIS						
GRANTEE: HOUSTON OTTIS & MAR						
1134/178	10/12/2006	LE	U	I	14	100
GRANTOR: HOUSTON OTTIS						
GRANTEE: THE OTTIS & MARY AN						

BUILDING NOTES												

BUILDING DIMENSIONS												
BAS= W18 UOP= N14 W21 S14 E21\$ W26 N4 UOP= N10 W16 S10 E16\$ W29 S48 E29 N7 FOP= E10 N5 W10 S5\$ N5 E14 S3 E13 N3 E4S3 E13 N5E24 N30 W24\$ PTR= N30 FDU= N20 W30 S20 E30\$ S30\$.												

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