S1/2 LOT 26 & LOT 27 FAIRWAY
VIEW UNIT 3. ORB 648-618,
691-712

CASTELLON CARLOS/CASTELLON MIREYA
152 NW OTTER CT
LAKE CITY, FL 32055

2026

26-3S-16-02308-135

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

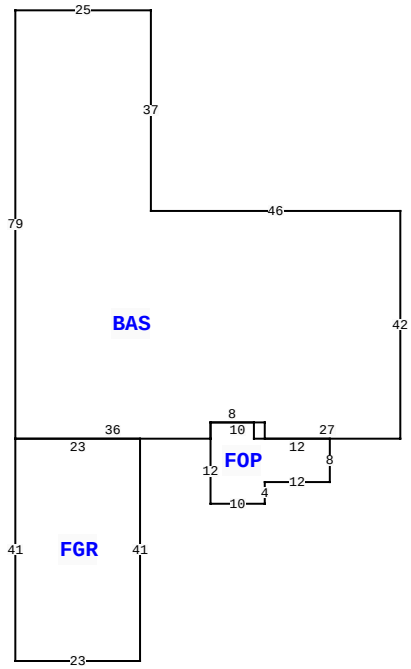
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		5 100
Frame	01	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	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	26316.030	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,883	100		3,883	355,322
FGR	943	55		519	47,492
FOP	246	30		74	6,772
TOTALS	5,072			4,476	409,585

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	4,476	125.6926	140.78	630,131	1989	1989	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 3883 HX Base Yr



152 NW OTTER CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/03/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		409,585
TOTAL MARKET OB/XF VALUE		7,520
TOTAL LAND VALUE - MARKET		42,000
TOTAL MARKET VALUE		459,105
SOH/AGL Deduction		149,574
ASSESSED VALUE		309,531
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		258,809
TOTAL JUST VALUE		459,105
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		459,105

LAND:2:1: S1/2 LOT 26

SALE:1:1: 3 PARCELS - 1 DEED

PERMIT NUM	DESCRIPTION	AMT	ISSUED
27927	MAINT/ALTR	90	07/06/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0648/0618	4/01/1988	WD	U	V	09	33,500

GRANTOR: ZECHER FRANK

GRANTEE: CASTELLON CARLOS &

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W25 S79 FGR= S41 E23 N41 W23$ E36 FOP= S12 E10N4 E12 N8 W12 N3 W10S3$ N3 E8 S3 E27 N42 W46 N37$.

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	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	4,500	
2	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
3	0258	PATIO	0	100	12	24	288.00	UT	2.50	2.50	100	1993	1993	3	100	720	
4	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	300	

LAND DESCRIPTION

TOTAL OB/XF 7,520

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	0140	C	SFR GOLF	100		RSF-2	97.00	195.00	1.00	LT		1.00	1.00	1.20	35,000.00	42,000.00	42,000							

REVIEW DATE 05/25/2023 BY JB Total Acres: 0.43 Total Land Value: 42,000 Market: 0 Agricultural: 0 Common: 42,000 PRINTED 10/13/2025 BY SYS