

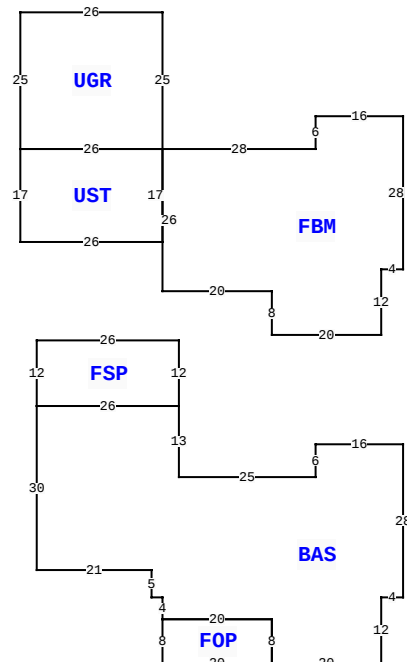
LOT 31 FAIRWAY VIEW UNIT 3.
779-2286, 866-2154, WD 1052-2847

RJL REVOCABLE LIVING TRUST DATED JUNE 15, 2022
173 NW OTTER CT
LAKE CITY, FL 32055

2026

26-3S-16-02308-139

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	51	LOG 90
Exterior Wall	21	STONE 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 50
Interior Wall	06	CUST PANEL 50
Interior Floo	12	HARDWOOD 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame		N/A 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	0100SINGLE FAMILY	
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	26316.030 1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	2,123	100
FBM	1,384	80
FOP	160	30
FSP	312	40
UGR	650	45
UST	442	45
TOTALS	5,071	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	3,894	136.0700	152.40	593,446	1987	1987	0	0	0 35.00	65.00
1 SINGLE FAM 100% - 2021				Heated Area: 3507				HX Base Yr 2021			
											

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	
2	0261	PRCH, UOP	0	100	16	32	512.00	UT	6.50	6.50	
3	0261	PRCH, UOP	0	100	8	12	96.00	UT	6.50	6.50	
4	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00	0.00	

ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE
100	0	0	3	100	2,000
100	1993	1993	3	100	3,328
100	1993	1993	3	100	624
100	1993	1993	3	100	4,120

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV
1	0140	C	SFR GOLF	100		RSF-2	50.00	322.00	1.00	LT	

TOTAL OB/XF											
10,072											

COLUMBIA COUNTY PROPERTY			
PAGE 1 of 1			2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		385,740	
TOTAL MARKET OB/XF VALUE		10,072	
TOTAL LAND VALUE - MARKET		42,000	
TOTAL MARKET VALUE		437,812	
SOH/AGL Deduction		320,543	
ASSESSED VALUE		117,269	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		66,547	
TOTAL JUST VALUE		437,812	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		437,812	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049220	Roof Replacement	20,911	02/16/2024

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1469/1317	6/15/2022	WD U	I	I	11	100	
GRANTOR: LEE ROSEANNA J							
GRANTEE: RJL REVOCABLE LIVIN							
1430/445	1/12/2021	TR U	I	I	11	100	
GRANTOR: SCHROEDER E SCOTT TRU							
GRANTEE: LEE ROSEANNA J							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS= W16 S6 W25 N13 FSP= N12W26S12 E26\$ W26 S30 E21 S5 E2 S4 FOP= S8 E20 N8 W20\$ E20 S8E20 N12 E4 N28\$ PTR=N60 FBM= W16 S6 W28 UGR= N25 W26 S25 E26\$ UST= W26 S17 E26 N17\$ S26 E20 S8E20 N12 E4 N28\$ S60\$.											