

LOT 35 & N1/2 OF LOT 34 FAIRWAY
WD 608-51, PB 916-1813, DC 916-1

PITTMAN JAMES O/PITTMAN MICHAELA
131 NW OTTER CT
LAKE CITY, FL 32055

2026

26-3S-16-02308-143



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 60
Interior Floor	13	LAM/VNLPLK 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectural Units	05	CONV 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

Quality	06	06
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	1,739	100		1,739	155,064
FEP	288	80		230	20,509
FGR	550	55		302	26,929
UOP	64	20		13	1,159
UOP	132	20		26	2,318
TOTALS	2,773			2,310	205,980

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00
3	0296	SHED METAL	0	100	10	12	120.00	UT	5.00
4	0120	CLFENCE	4	0	100	0	120.00	UT	4.50

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0140	C	SFR GOLF	100		RSF-2	75.00	206.00	1.00

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,310	115.8003	129.70	299,607	1987	2000	0	0	0	31.25
1 SINGLE FAM 100% - 2024 Heated Area: 1739 HX Base Yr 2024											
131 NW OTTER CT, LAKE CITY											

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

TOTAL OB/XF									
3,600									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0140	C	SFR GOLF	100		RSF-2	75.00	206.00	1.00

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		205,980	
TOTAL MARKET OB/XF VALUE		3,600	
TOTAL LAND VALUE - MARKET		42,000	
TOTAL MARKET VALUE		251,580	
SOH/AGL Deduction		0	
ASSESSED VALUE		251,580	
TOTAL EXEMPTION VALUE		HX HB	50,722
BASE TAXABLE VALUE		200,858	
TOTAL JUST VALUE		251,580	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		255,325	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048934	Roof Replacement	17,700	01/02/2024

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1505/450	12/19/2023	WD	Q	I	01
GRANTOR: LESSARD LAWRENCE A					
GRANTEE: PITTMAN JAMES O					
1335/2741	4/20/2017	WD	Q	I	01
GRANTOR: THOMAS E ELMORE					
GRANTEE: LAWRENCE A & ARLENE					

BUILDING NOTES									
----------------	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS									
BAS= W3 UOP= N4 W16 S4 E16\$ W16 FEP= N12 W24 S12 E24\$ W24UOP= N12 W11 S12 E11\$ W13 S31FGR= S25 E22 N25 W22\$ E35 N2 E6 S3 E15 N32\$.									