COMM NW COR OF SE1/4 OF NE1/4, E
S 100 FT, E 105 FT, N 100 FT, W

FLORIDA HOLDINGS TRUST
PO BOX 88
LAKE CITY, FL 32056

2026

29-3S-17-05824-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

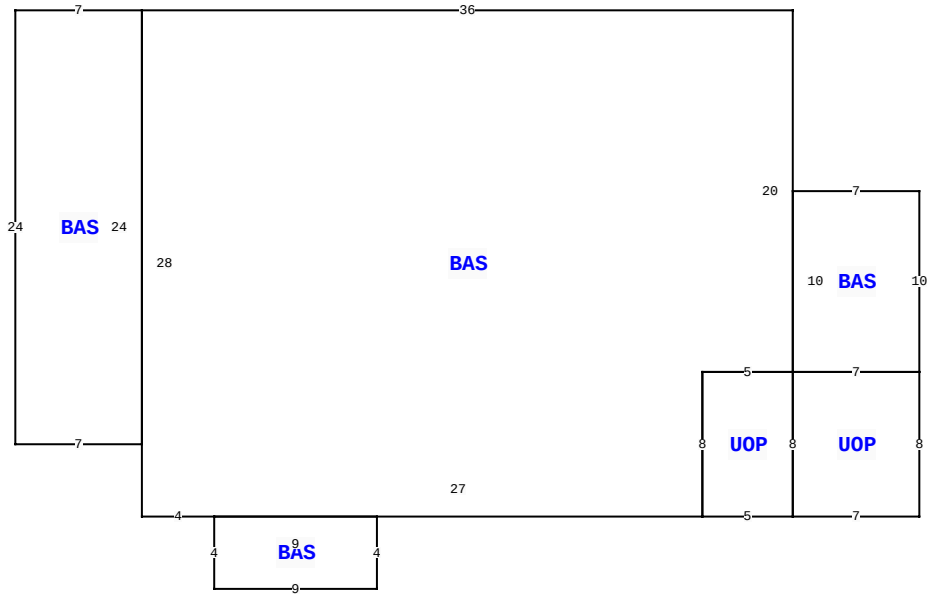
ELEMENT	CD	CONSTRUCTION
Exterior Wall	01	MINIMUM 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	09	PINE WOOD 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		3 100
Bathrooms		0 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	01	01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	28317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	36	100		36	674
BAS	70	100		70	1,310
BAS	168	100		168	3,143
BAS	968	100		968	18,112
UOP	40	20		8	150
UOP	56	20		11	206
TOTALS	1,338			1,261	23,594

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,261	30.3750	34.02	42,899	1940	1940	10	0	0	35.00	55.00

1 SINGLE FAM 0% - 2024 Heated Area: 1242 HX Base Yr



1067 NE OTIS CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	23,594
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	3,492
TOTAL MARKET VALUE	27,086
SOH/AGL Deduction	0
ASSESSED VALUE	27,086
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	27,086
TOTAL JUST VALUE	27,086
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	27,086

BLDG:2:1: HERI MH

XFOB:1:1: HERI MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1483/983	1/23/2023	TD	U	I	18	7,800
GRANTOR: CLERK OF COURT (WATKI						
GRANTEE: FLORIDA HOLDINGS TR						
1308/2669	2/02/2016	WD	U	I	11	100
GRANTOR: B & B RENTALS INC						
GRANTEE: PAULINE WATKINS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W36 BAS= W7 S24 E7 N24$ S28 E4 BAS= S4 E9 N4 W9$ E27 UOP= E5 UOP= E7 N8 W7 S8$ N8 W5 S8$ N8 E5 BAS= E7 N10 W7 S10$ N20$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH 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	0		*RSF-3	105.00	100.00	5,250.00	SF		1.00	1.00	0.67	0.50	0.33	1,746							
2	0100	C	SFR	0		*RSF-3	0.00	0.00	5,250.00	SF		1.00	1.00	0.67	0.50	0.33	1,746							

REVIEW DATE 10/19/2015 BY DF Total Acres: 0.24 Total Land Value: 3,492 Market: 0 Agricultural: 0 Common: 3,492 PRINTED 10/06/2025 BY SYS