NE DIV: LOT 6 CATHEY'S SURVEY.
806-893, 858-469, TD 1004-2310,

OTTO HOLDING TRUST
624 NW GALLOWAY PL
LAKE CITY, FL 32055

2027

00-00-00-11210-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	1001	MISC COMMERCIAL	
MAP NUM		MKT AREA	07
NEIGHBORHOOD/LOC	810317.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

1055 N MARION AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/27/2022 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	4,160
TOTAL LAND VALUE - MARKET	67,500
TOTAL MARKET VALUE	71,660
SOH/AGL Deduction	0
ASSESSED VALUE	71,660
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	71,660
TOTAL JUST VALUE	71,660
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	71,660

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1506/2460	1/24/2024	QC	U	I	11	9,000
GRANTOR: FLORIDA HOLDINGS TRUS						
GRANTEE: OTTO HOLDING TRUST						
1404/1537	1/30/2020	WD	U	V	11	100
GRANTOR: RESULTS REALTY OF NOR						
GRANTEE: FLORIDA HOLDINGS TR						

BUILDING NOTES

BUILDING DIMENSIONS

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	0070	CARPORT UF	0	0	20	24	480.00	UT	2.00	2.00	100	0	0	3	100	960	
2	0260	PAVEMENT-A	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	2,000	
3	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	1,000	
4	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 4,160

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	1001	C	MISC COMMERC	0		*CG	240.00	187.00	45,000.00	SF		1.00	1.00	1.00	1.50	1.50	67,500							

REVIEW DATE 04/10/2026 BY JB — Total Acres: 1.03 — Total Land Value: 67,500 — Market: 0 — Agricultural: 0 — Common: 67,500 — PRINTED 11/17/2026 BY SYS