

COMM SE COR, RUN N 1417.87 FT, W  
1468.5 FT FOR POB, RUN W 1831.97  
SR-47, N ALONG R/W 687.06 FT, E

HOUSTON OTTIS/HOUSTON MARYANN  
2147 SW SR 47  
LAKE CITY, FL 32025

**2026**

18-4S-17-08451-001  
VALUATION SUMMARY

| BUILDING CHARACTERISTICS |                  | CONSTRUCTION |      |
|--------------------------|------------------|--------------|------|
| ELEMENT                  | CD               |              |      |
| Exterior Wall            | 19               | COMMON BRK   | 60   |
| Exterior Wall            | 16               | WD FR STUC   | 40   |
| Roof Structure           | 03               | GABLE/HIP    | 100  |
| Roof Cover               | 03               | COMP SHNGL   | 100  |
| Interior Wall            | 05               | DRYWALL      | 100  |
| Interior Floor           | 14               | CARPET       | 80   |
| Interior Floor           | 06               | VINYL ASB    | 20   |
| Air Condition            | 03               | CENTRAL      | 100  |
| Heating Type             | 04               | AIR DUCTED   | 100  |
| Bedrooms                 |                  | 4            | 100  |
| Bathrooms                |                  | 3            | 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                 | 5000             | IMPROVED AG  |      |
| MAP NUM                  |                  | MKT AREA     | 06   |
| NEIGHBORHOOD/LOC         | 18417.00         | 1.00/        |      |
| AREA TYPE                | TOTAL GROSS AREA | PCT OF BASE  | YEAR |
| BAS                      | 3,598            | 100          |      |
| FDU                      | 600              | 60           |      |
| FOP                      | 50               | 30           |      |
| UOP                      | 160              | 20           |      |
| UOP                      | 294              | 20           |      |
| TOTALS                   | 4,702            |              |      |

| MARKET ADJUSTMENTS           |            |           |             |                |                |      |      |      |      |       |        |  |  |
|------------------------------|------------|-----------|-------------|----------------|----------------|------|------|------|------|-------|--------|--|--|
| TYPE                         | MDL        | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | NORM  | % COND |  |  |
| 1                            | SINGLE FAM | 100%      | - 0         |                | 540,796        | 1979 | 1979 | 0    | 0    | 35.00 | 65.00  |  |  |
| Heated Area: 3598 HX Base Yr |            |           |             |                |                |      |      |      |      |       |        |  |  |

| COLUMBIA COUNTY PROPERTY  |           |  |             |
|---------------------------|-----------|--|-------------|
| VALUATION SUMMARY         |           |  | PAGE 1 of 2 |
| VALUATION BY              |           |  | STANDARD    |
| Tax Group: 2              | Tax Dist: |  |             |
| BUILDING MARKET VALUE     |           |  | 351,517     |
| TOTAL MARKET OB/XF VALUE  |           |  | 33,430      |
| TOTAL LAND VALUE - MARKET |           |  | 282,000     |
| TOTAL MARKET VALUE        |           |  | 412,283     |
| SOH/AGL Deduction         |           |  | 185,725     |
| ASSESSED VALUE            |           |  | 226,558     |
| TOTAL EXEMPTION VALUE     | HX HB     |  | 51,411      |
| BASE TAXABLE VALUE        |           |  | 175,147     |
| TOTAL JUST VALUE          |           |  | 666,947     |
| NCON VALUE                |           |  | 0           |
| INCOME VALUE              |           |  |             |
| PREVIOUS YEAR MKT VALUE   |           |  | 660,793     |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED     |
|------------|-------------|-----|------------|
| 19780      | POOL        | 125 | 07/29/2002 |

| SALES DATA                   |            |           |     |     |        |            |
|------------------------------|------------|-----------|-----|-----|--------|------------|
| OFF RECORD Number            | DATE       | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
| 1460/2758                    | 2/28/2022  | LE U      | I   | I   | 14     | 100        |
| GRANTOR: HOUSTON OTTIS       |            |           |     |     |        |            |
| GRANTEE: HOUSTON OTTIS & MAR |            |           |     |     |        |            |
| 1134/178                     | 10/12/2006 | LE U      | I   | I   | 14     | 100        |
| GRANTOR: HOUSTON OTTIS       |            |           |     |     |        |            |
| GRANTEE: THE OTTIS & MARY AN |            |           |     |     |        |            |

| EXTRA FEATURES |            |             |         |     |    |       |    |          |                |        |
|----------------|------------|-------------|---------|-----|----|-------|----|----------|----------------|--------|
| L N            | OB/XF CODE | DESCRIPTION | BLD CAP | L   | W  | UNITS | UT | Adj R    | ADJ UNIT PRICE | NOTES  |
| 1              | 0166       | CONC, PAVMT | 0       | 100 | 0  | 0     | 0  | 0.00     | 0.00           | 1,000  |
| 2              | 0180       | FPLC 1STRY  | 0       | 100 | 0  | 0     | 0  | 2,000.00 | 2,000.00       | 2,000  |
| 3              | 0294       | SHED WOOD/  | 0       | 100 | 10 | 18    | 0  | 0.00     | 0.00           | 300    |
| 4              | 0294       | SHED WOOD/  | 0       | 100 | 16 | 20    | 0  | 0.00     | 0.00           | 800    |
| 5              | 0260       | PAVEMENT-A  | 0       | 100 | 0  | 0     | 0  | 0.00     | 0.00           | 1,000  |
| 6              | 0280       | POOL R/CON  | 0       | 100 | 22 | 40    | 0  | 70.00    | 70.00          | 24,640 |
| 7              | 0166       | CONC, PAVMT | 0       | 100 | 40 | 60    | 0  | 2.00     | 2.00           | 3,040  |
| 8              | 0120       | CLFENCE 4   | 0       | 100 | 0  | 0     | 0  | 0.00     | 0.00           | 200    |
| 9              | 0070       | CARPORT UF  | 0       | 100 | 0  | 0     | 0  | 0.00     | 0.00           | 200    |
| 10             | 0070       | CARPORT UF  | 0       | 100 | 0  | 0     | 0  | 0.00     | 0.00           | 200    |

| TOTAL OB/XF |          |     |                      |     |     |          |       |       |             |           |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |
|-------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-----------|-----|-----------|--------|---------|------------|----------------|------------|-----------------------------|------|---------|------|-----|----|--------|
| 33,380      |          |     |                      |     |     |          |       |       |             |           |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |
| L N         | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T | DPHT 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                  | 100 |     | RSF-1    | 0.00  | 0.00  | 2.00        | AC        |     | 1.00      | 1.00   | 0.50    | 20,000.00  | 10,000.00      | 20,000     |                             |      |         |      |     |    |        |
| 2           | 6200     | A   | PASTURE 3            | 0   |     | RSF-1    | 0.00  | 0.00  | 26.20       | AC        |     | 1.00      | 1.00   | 1.00    | 280.00     | 280.00         | 7,336      |                             |      |         |      |     |    |        |
| 3           | 9910     | M   | MKT. VAL. AG         | 0   |     | RSF-1    | 0.00  | 0.00  | 26.20       | AC        |     | 1.00      | 1.00   | 0.50    | 20,000.00  | 10,000.00      | 262,000    |                             |      |         |      |     |    |        |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|
|                |  |  |  |  |  |  |  |  |  |

| BUILDING DIMENSIONS                                                                                                                                                                |  |  |  |  |  |  |  |  |  |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|
| BAS= W18 UOP= N14 W21 S14 E21\$ W26 N4 UOP= N10 W16 S10 E16\$ W29 S48 E29 N7 FOP= E10 N5 W10 S5\$ N5 E14 S3 E13 N3 E4S3 E13 N5E24 N30 W24\$ PTR= N30 FDU= N20 W30 S20 E30\$ S30\$. |  |  |  |  |  |  |  |  |  |

