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 AND MARY ANNE REVOCABLE TRUST DATED
2147 SW STATE ROAD 47
LAKE CITY, FL 32025

2027

18-4S-17-08451-001

BUILDING CHARACTERISTICS

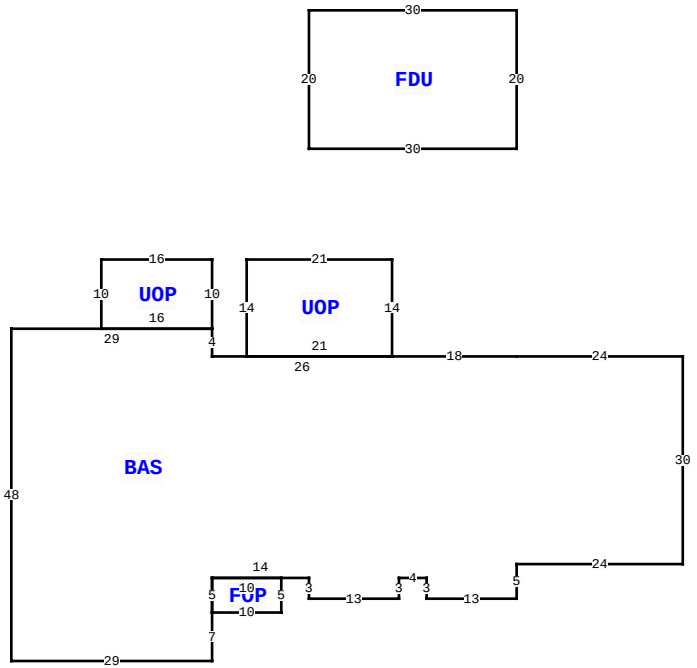
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 60
Exterior Wall	16	WD FR STUC 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	06	VINYL ASB 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,598	100		3,598	300,289
FDU	600	60		360	30,046
FOP	50	30		15	1,252
UOP	160	20		32	2,671
UOP	294	20		59	4,924
TOTALS	4,702			4,064	339,182

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	4,064	116.7298	128.40	521,818	1979	1979	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 3598 HX Base Yr



2147 SW STATE ROAD 47 , LAKE CITY

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 2 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		339,182
TOTAL MARKET OB/XF VALUE		33,430
TOTAL LAND VALUE - MARKET		282,000
TOTAL MARKET VALUE		399,948
SOH/AGL Deduction		166,813
ASSESSED VALUE		233,135
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		181,724
TOTAL JUST VALUE		654,612
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		660,793

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000056907	Roof Replacement	27,500	11/03/2026
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	14	100
GRANTOR: HOUSTON OTTIS						
GRANTEE: HOUSTON OTTIS & MAR						
1134/178	10/12/2006	LE	U	I	14	100
GRANTOR: HOUSTON OTTIS						
GRANTEE: THE OTTIS & MARY AN						

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$.

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	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	1,000	
2	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1993	1993	3	100	2,000	
3	0294	SHED WOOD/	0	100	10	18	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
4	0294	SHED WOOD/	0	100	16	20	1.00	UT	0.00	0.00	100	1993	1993	3	100	800	
5	0260	PAVEMENT-A	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	1,000	
6	0280	POOL R/CON	0	100	22	40	880.00	UT	70.00	70.00	100	2002	2002	3	40	24,640	
7	0166	CONC,PAVMT	0	100	40	60	1,520.00	UT	2.00	2.00	100	2002	2002	3	100	3,040	
8	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	200	
9	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	200	
10	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 33,380

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	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							

REVIEW DATE 05/10/2017 BY BC Total Acres: 28.20 Total Land Value: 27,336 Market: 262,000 Agricultural: 7,336 Common: 20,000 PRINTED 11/16/2026 BY SYS

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

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COLUMBIA COUNTY PROPERTY

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BUILDING DIMENSIONS

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11	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	50	

TOTAL OB/XF 50

LAND DESCRIPTION

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

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