

COMM NE COR OF SW1/4, RUN S 30 F  
 CUMORAH HILL RD, RUN W 978.97 FT  
 W 344.07 FT, S 633.26 FT, E 344.

LOTTMAN MICHAEL RICHARD  
 764 SW CUMORAH HILLS ST  
 LAKE CITY, FL 32038

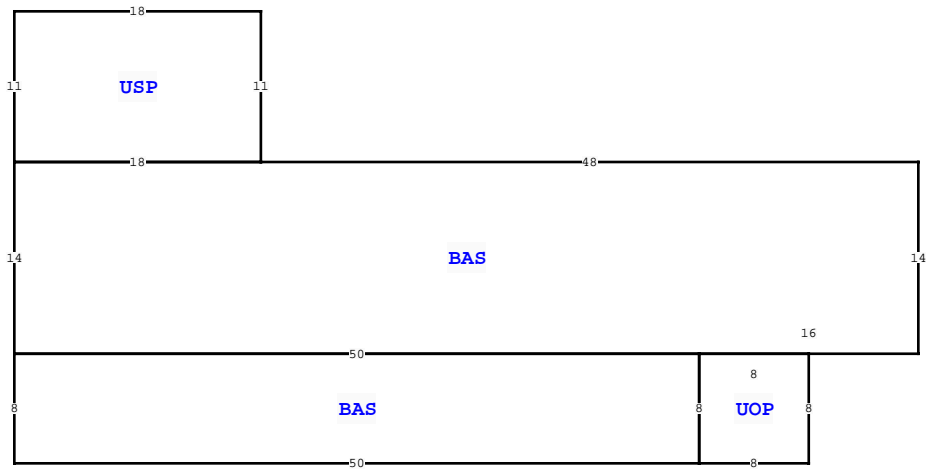
2026

19-6S-17-09698-024



ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
03	BELOW AVG. 80				
05	AVERAGE 20				
03	GABLE/HIP 100				
01	MINIMUM 100				
04	PLYWOOD 100				
14	CARPET 90				
08	SHT VINYL 10				
03	CENTRAL 100				
04	AIR DUCTED 100				
3	100				
2	100				
1.	1. 100				
01	CONV 100				
0	100				
02	02 100				
01	01 100				
03	03				
0200	MOBILE HOME				
	MKT AREA	02			
NEIGHBORHOOD/LOC		19617.00 1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	400	100		400	7,426
BAS	924	100		924	17,153
UOP	64	25		16	297
USP	198	35		69	1,281
TOTALS	1,586			1,409	26,157

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	1,409	77.3550	46.41	65,392	1981	1981	0	0	60.00	40.00
2 MOBILE HME		100% - 2024		Heated Area: 1324		HX Base Yr 2024					



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		26,157	
TOTAL MARKET OB/XF VALUE		7,700	
TOTAL LAND VALUE - MARKET		65,000	
TOTAL MARKET VALUE		98,857	
SOH/AGL Deduction		15,705	
ASSESSED VALUE		83,152	
TOTAL EXEMPTION VALUE		HX HB 51,411	
BASE TAXABLE VALUE		31,741	
TOTAL JUST VALUE		98,857	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		83,857	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048954	Electrical Servic	0	01/04/2024

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1505/1116	12/27/2023	LE U		I	14	100
GRANTOR: LOTTMAN MICHAEL RICHA						
GRANTEE: LOTTMAN MICHAEL RIC						
1505/1114	12/21/2023	WD U		I	12	90,200
GRANTOR: REVERSE MORTGAGE FUND						
GRANTEE: LOTTMAN MICHAEL RIC						

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
1	0294	SHED WOOD/	0	100	8	12	UT	0.00	0.00	100	1996	1996	3	100	400	
2	0070	CARPORT UF	0	100	0	0	UT	0.00	0.00	100	2013	2013	3	100	300	
3	9945	Well/Sept	0	100	0	0	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION												TOTAL OB/XF				7,700								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0200	C	MBL HM	100		00	0.00	0.00	5.00	AC		1.00	1.00	1.00	13,000.00	13,000.00	65,000							

BUILDING NOTES											
764 SW CUMORAH HILL ST, FORT WHITE											

BUILDING DIMENSIONS											
BAS= W48 USP= N11 W18 S11 E18\$ W18 S14 BAS= S8 E50 N8 W50\$ E50 UOP= S8 E8 N8 W8\$ E16 N14\$.											