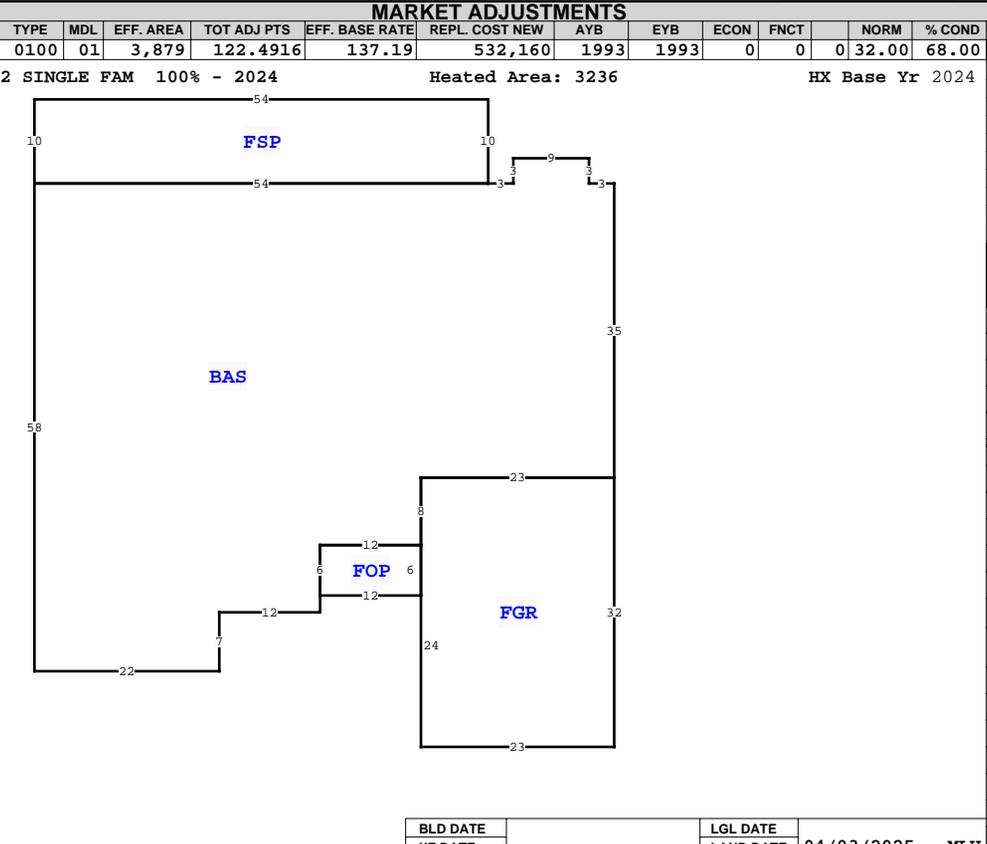


BUILDING CHARACTERISTICS					
ELEMENT	CD				
Exterior Wall	19 COMMON BRK 100				
Roof Structur	08 IRREGULAR 100				
Roof Cover	12 MODULAR MT 100				
Interior Wall	05 DRYWALL 100				
Interior Floo	14 CARPET 90				
Interior Floo	08 SHT VINYL 10				
Air Condition	03 CENTRAL 100				
Heating Type	04 AIR DUCTED 100				
Bedrooms	4 100				
Bathrooms	2 100				
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	0100 SINGLE FAMILY				
MAP NUM	MKT AREA 06				
NEIGHBORHOOD/LOC	26316.030 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,236	100		3,236	301,884
FGR	736	55		405	37,782
FOP	72	30		22	2,052
FSP	540	40		216	20,150
TOTALS	4,584			3,879	361,869

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	3,879	122.4916	137.19	532,160	1993	1993	0	0	32.00	68.00

2 SINGLE FAM 100% - 2024 Heated Area: 3236 HX Base Yr 2024



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			361,869
TOTAL MARKET OB/XF VALUE			10,381
TOTAL LAND VALUE - MARKET			42,000
TOTAL MARKET VALUE			414,250
SOH/AGL Deduction			51,238
ASSESSED VALUE			363,012
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			311,601
TOTAL JUST VALUE			414,250
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			419,571

PERMIT NUM	DESCRIPTION	AMT	ISSUED
31868	MAINT/ALTR	70	04/07/2014
6730	SFR	77,000	01/06/1993

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1385/0896	5/28/2019	QC	U	I	11	100

GRANTOR: TERESITA A BALZA  
GRANTEE: NOEL ALONSO BALZA

0691/0720	5/03/1989	WD	Q	I	01	100
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GRANTOR: CARLOS H & MIREYA A C  
GRANTEE: TERESITA BALZA

EXTRA FEATURES																
L	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	0	1.50	1.50	100	0	0	3	100	8,381	
2	0180	FPLC 1STRY	0	100	0	0	0	2,000.00	2,000.00	100	0	0	3	100	2,000	

TOTAL OB/XF												10,381				
122 NW OTTER CT, LAKE CITY																
BLD DATE		XF DATE		INC DATE		LGL DATE		LAND DATE		AG DATE		04/03/2025		MLU		

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W3 N3 W9 S3 W3 FSP= N10 W54 S10 E54\$ W54 S58 E22 N7 E12 N2 FOP= E12 N6 W12 S6\$ N6 E12 FGR= S24 E23 N32 W23 S8\$ N8 E23 N35 \$.	

LAND DESCRIPTION		TOTAL OB/XF															10,381								
L	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R	D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0140	C	SFR GOLF	100			RSF-2	80.00	203.00	1.00	LT		1.00	1.00	1.20	35,000.00	42,000.00	42,000							