LOT 25 & N1/2 OF LOT 26 FAIRWAY
683-547, 691-720, QC 1385-896, L

BALZA NOEL ALONSO
122 NW OTTER CT
LAKE CITY, FL 32055

2026

26-3S-16-02308-131

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
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

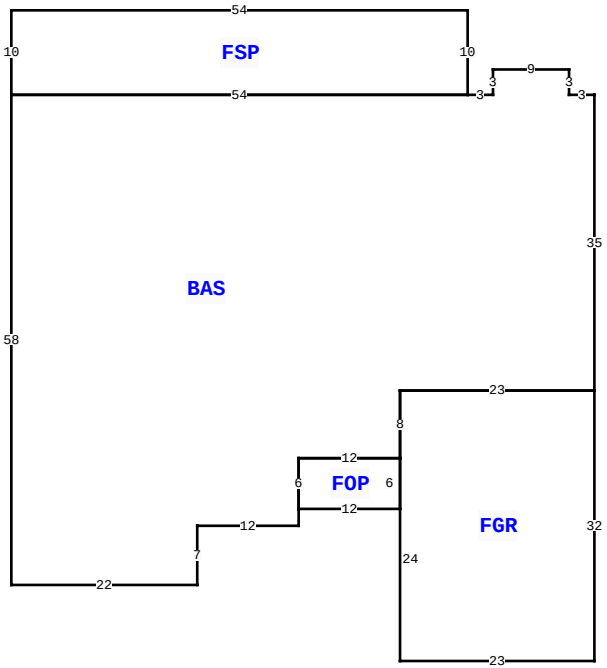
NEIGHBORHOOD/LOC 26316.030 1.00/

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	0	32.00	68.00

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



122 NW OTTER CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/03/2025 MLU
INC DATE		AG DATE	

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	5,587.00	UT	1.50	1.50	100	0	0	3	100	8,381	
2	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	

COLUMBIA COUNTY PROPERTY

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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
GRANTOR: CARLOS H & MIREYA A C						
GRANTEE: TERESITA BALZA						

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

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	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							

REVIEW DATE 05/25/2023 BY JB Total Acres: 0.37 Total Land Value: 42,000 Market: 0 Agricultural: 0 Common: 42,000 PRINTED 06/09/2026 BY SYS