LOT 28 FAIRWAY VIEW UNIT 3.
ORB 626-042, 644-432, 731-802,

POWELL RICHARD C JR/POWELL MARION JONES
178 NW OTTER CT
LAKE CITY, FL 32055

**2027**

**26-3S-16-02308-136**

## BUILDING CHARACTERISTICS

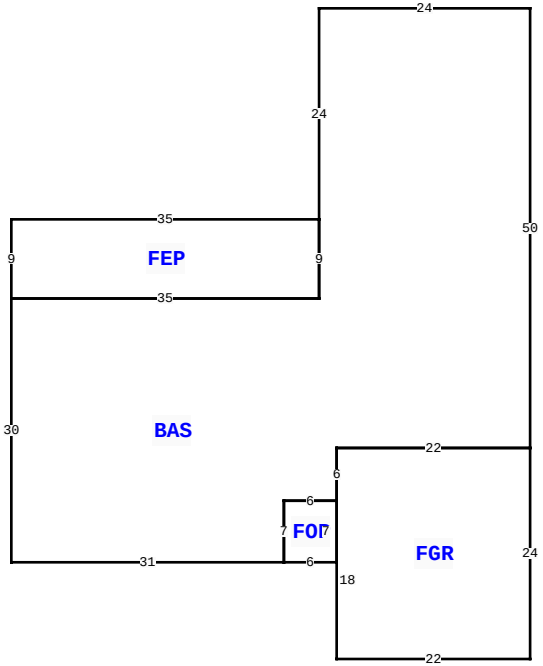
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 19 | COMMON BRK 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 06 | VINYL ASB 20 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| Bathrooms | | 2.5 100 |
| 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 | 2,234 | 100 | | 2,234 | 196,295 |
| FEP | 315 | 80 | | 252 | 22,142 |
| FGR | 528 | 55 | | 290 | 25,481 |
| FOP | 42 | 30 | | 13 | 1,142 |
| TOTALS | 3,119 | | | 2,789 | 245,061 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,789 | 122.8920 | 135.18 | 377,017 | 1988 | 1988 | 0 | 0 | 0 | 35.00 | 65.00 |

1 SINGLE FAM 100% - 0 Heated Area: 2234 HX Base Yr




178 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 | 0180 | FPLC 1STRY | 0 | 100 | 0 | 0 | 1.00 | UT | 2,000.00 | 2,000.00 | 100 | 0 | 0 | 3 | 100 | 2,000 | |
| 2 | 0166 | CONC,PAVMT | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 0 | 0 | 3 | 100 | 880 | |
| 3 | 0280 | POOL R/CON | 0 | 100 | 32 | 16 | 512.00 | UT | 70.00 | 70.00 | 100 | 1991 | 1991 | 3 | 40 | 14,336 | |
| 4 | 0130 | CLFENCE 5 | 0 | 100 | 0 | 0 | 200.00 | UT | 5.50 | 5.50 | 100 | 1993 | 1993 | 3 | 100 | 1,100 | |

## COLUMBIA COUNTY PROPERTY

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### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 2 | Tax Dist: | |
| BUILDING MARKET VALUE | | 245,061 |
| TOTAL MARKET OB/XF VALUE | | 18,316 |
| TOTAL LAND VALUE - MARKET | | 37,800 |
| TOTAL MARKET VALUE | | 301,177 |
| SOH/AGL Deduction | | 96,737 |
| ASSESSED VALUE | | 204,440 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 153,029 |
| TOTAL JUST VALUE | | 301,177 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 305,637 |

LAND:1:1: LOT 28 FAIRWAY VIEW UNIT 3

PRCL:0:1: 08/29/05 TRIM RET - COA PER 911 REMAILE

SALE:1:1: LOT 28, UNIT II, FAIRWAY VIEW

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0731/0802 | 7/22/1990 | WD | Q | I | | 123,000 |
| GRANTOR: MCALLISTER | | | | | | |
| GRANTEE: RICHARD POWELL | | | | | | |
| 0644/0432 | 2/15/1988 | WD | Q | V | | 14,000 |
| GRANTOR: EADIE RENNY B III | | | | | | |
| GRANTEE: MCALLISTER MARK W | | | | | | |

### BUILDING NOTES

### BUILDING DIMENSIONS

BAS= W24 S24 FEP= W35 S9 E35N9$ S9 W35 S30 E31 FOP= E6 N7W6 S7$ N7 E6 FGR= S18 E22 N24W22 S6$ N6 E22 N50$.

## LAND DESCRIPTION

TOTAL OB/XF 18,316

| 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 | 68.00 | 140.00 | 1.00 | LT | | 1.00 | 1.00 | 1.08 | 35,000.00 | 37,800.00 | 37,800 | | | | | | | |

REVIEW DATE 05/25/2023 BY JB Total Acres: 0.22 Total Land Value: 37,800 Market: 0 Agricultural: 0 Common: 37,800 PRINTED 11/17/2026 BY SYS