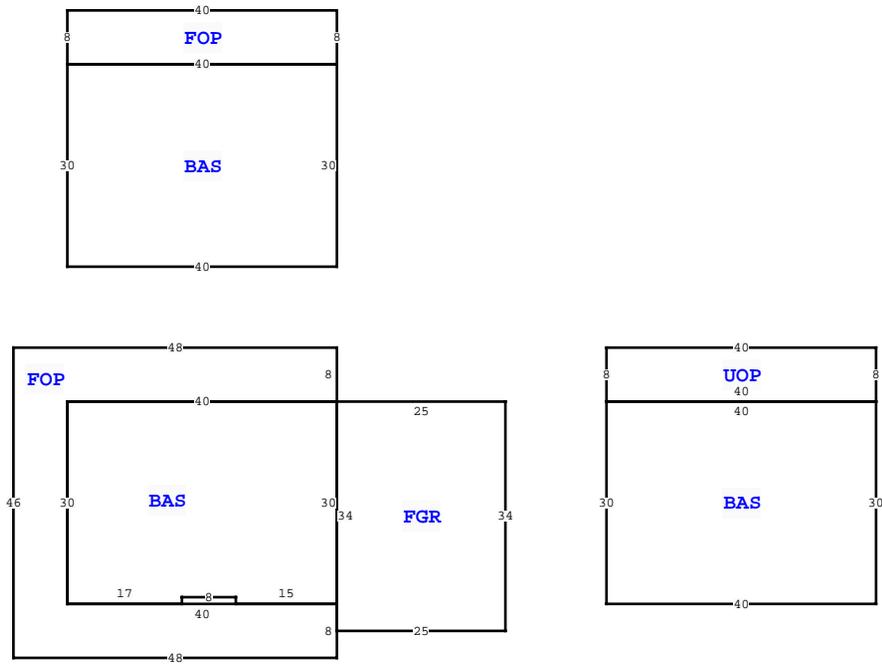




BUILDING CHARACTERISTICS		CONSTRUCTION			
ELEMENT	CD				
Exterior Wall	31	VINYL SID	100		
Roof Structur	03	GABLE/HIP	100		
Roof Cover	03	COMP SHNGL	100		
Interior Wall	05	DRYWALL	100		
Interior Floor	14	CARPET	90		
Interior Floor	08	SHT VINYL	10		
Air Condition	03	CENTRAL	100		
Heating Type	04	AIR DUCTED	100		
Bedrooms		4	100		
Bathrooms		3.5	100		
Frame	01	NONE	100		
Stories	2.	2.	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	1,192	100		1,192	99,787
BAS	1,200	100		1,200	100,456
BAS	1,200	100		1,200	100,456
FGR	850	55		468	39,178
FOP	320	30		96	8,037
FOP	1,008	30		302	25,282
UOP	320	20		64	5,358
TOTALS	6,090			4,522	378,552

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 1997		Heated Area: 3592					HX Base Yr 1997	



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE		378,552	
TOTAL MARKET OB/XF VALUE		2,950	
TOTAL LAND VALUE - MARKET		84,000	
TOTAL MARKET VALUE		465,502	
SOH/AGL Deduction		228,814	
ASSESSED VALUE		236,688	
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE		185,277	
TOTAL JUST VALUE		465,502	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		465,502	

SALE:2:1: LOT 30 FAIRWAY VIEW S/D			
PRMT:1:1: PERMIT TO REMODEL BASEMENT			
SALE:1:1: LOT 30 FAIRWAY VIEW UNIT III			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
14548	REMODEL	75	09/24/1998

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1193/1131	4/23/2010	WD	U	V	37	12,500

GRANTOR: SHARON W HARRELL
 GRANTEE: DARREL & MARY MATHI
 0829/0539 10/08/1996 WD U V 09 9,800
 GRANTOR: FORSYTH
 GRANTEE: HARRELL

EXTRA FEATURES		BLD DATE		XF DATE		INC DATE		LGL DATE		LAND DATE		AG DATE	
179 NW OTTER CT, LAKE CITY								04/14/2026		MLU			

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	0190	FPLC PF	0	100	0	0		1.00	UT 1,200.00	1,200.00	100	0	0	3	100	1,200
2	0166	CONC, PAVMT	0	100	0	0		1.00	UT 0.00	0.00	100	1993	1993	3	100	1,750

BUILDING NOTES											
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BUILDING DIMENSIONS
 FOP= N8 W48 S46 E48 N8 W40 N30 E40\$ BAS= W40 S30 E17 N1 E8 S1 E15 N30\$ FGR= S34 E25 N34 W25\$ PTR= N50 FOP= N8 W40 S8 E40\$ BAS= W40 S30 E40N30\$ S50\$ PTR=E80 UOP= N8 W40 S8 E40\$ BAS= W40 S30 E40 N30\$ W80\$.

LAND DESCRIPTION										TOTAL OB/XF										2,950				
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	0140	C	SFR GOLF	100		RSF-2	53.00	200.00	1.00	LT		1.00	1.00	1.20	35,000.00	42,000.00	42,000							
2	0000	C	VAC RES	100		RSF-2	52.00	200.00	1.00	LT		1.00	1.00	1.20	35,000.00	42,000.00	42,000							