LOTS 29 & 30 FAIRWAY VIEW
UNIT 3 ORB 625-292, 764-2221,
819-1461 & 1193-1131

MATHIS DARREL T/MATHIS MARY KAY
179 NW OTTER CT
LAKE CITY, FL 32055

2027

26-3S-16-02308-138

BUILDING CHARACTERISTICS

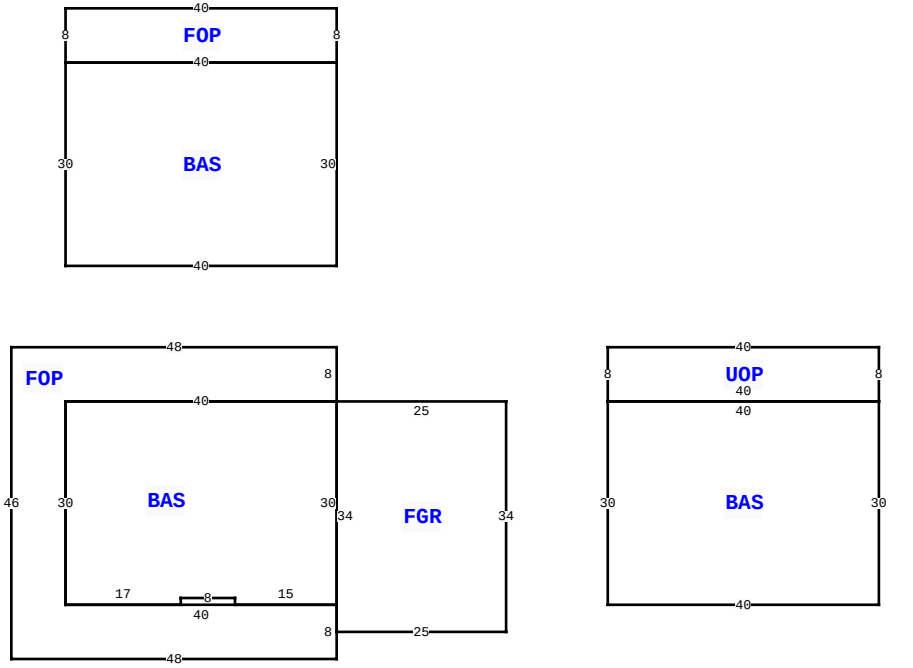
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	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	98,004
BAS	1,200	100		1,200	98,662
BAS	1,200	100		1,200	98,662
FGR	850	55		468	38,478
FOP	320	30		96	7,893
FOP	1,008	30		302	24,830
UOP	320	20		64	5,262
TOTALS	6,090			4,522	371,792

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	4,522	114.9918	126.49	571,988	1988	1988	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 1997 Heated Area: 3592 HX Base Yr 1997



179 NW OTTER CT, LAKE CITY

BLD DATE		LGL DATE	04/14/2026 MLU
XF DATE		LAND DATE	
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	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	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		371,792
TOTAL MARKET OB/XF VALUE		2,950
TOTAL LAND VALUE - MARKET		84,000
TOTAL MARKET VALUE		458,742
SOH/AGL Deduction		214,953
ASSESSED VALUE		243,789
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		192,378
TOTAL JUST VALUE		458,742
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						

BUILDING NOTES

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

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	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							

REVIEW DATE 05/25/2023 BY JB Total Acres: 0.48 Total Land Value: 84,000 Market: 0 Agricultural: 0 Common: 84,000 PRINTED 11/17/2026 BY SYS