LOT 31 FAIRWAY VIEW UNIT 3.
779-2286, 866-2154, WD 1052-2847

RJL REVOCABLE LIVING TRUST DATED JUNE 15, 2022
173 NW OTTER CT
LAKE CITY, FL 32055

2027

26-3S-16-02308-139

BUILDING CHARACTERISTICS

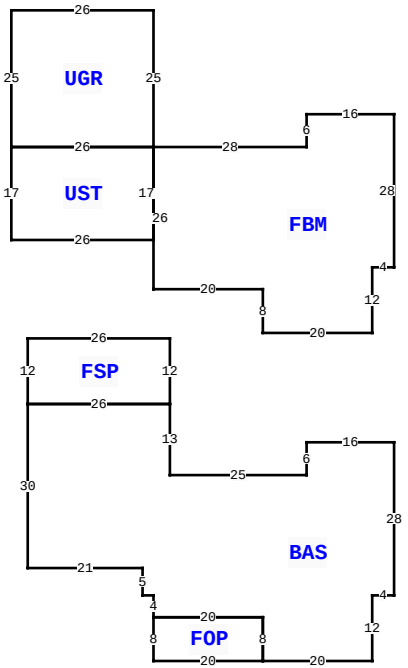
ELEMENT	CD	CONSTRUCTION
Exterior Wall	51	LOG 90
Exterior Wall	21	STONE 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 50
Interior Wall	06	CUST PANEL 50
Interior Floo	12	HARDWOOD 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame		N/A 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	2,123	100		2,123	206,551
FBM	1,384	80		1,107	107,702
FOP	160	30		48	4,670
FSP	312	40		125	12,162
UGR	650	45		292	28,410
UST	442	45		199	19,361
TOTALS	5,071			3,894	378,855

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,894	136.0700	149.68	582,854	1987	1987	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2021 Heated Area: 3507 HX Base Yr 2021



173 NW OTTER CT, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		378,855
TOTAL MARKET OB/XF VALUE		10,072
TOTAL LAND VALUE - MARKET		42,000
TOTAL MARKET VALUE		430,927
SOH/AGL Deduction		310,492
ASSESSED VALUE		120,435
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		69,024
TOTAL JUST VALUE		430,927
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		437,812

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000055509	Roof Replacement	17,840	04/16/2026
000049220	Roof Replacement	20,911	02/16/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1469/1317	6/15/2022	WD	U	I	11	100
GRANTOR: LEE ROSEANNA J						
GRANTEE: RJL REVOCABLE LIVIN						
1430/445	1/12/2021	TR	U	I	11	100
GRANTOR: SCHROEDER E SCOTT TRU						
GRANTEE: LEE ROSEANNA J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W16 S6 W25 N13 FSP= N12W26S12 E26$ W26 S30 E21 S5 E2 S4 FOP= S8 E20 N8 W20$ E20 S8E20 N12 E4 N28$ PTR=N60 FBM= W16 S6 W28 UGR= N25 W26 S25 E26$ UST= W26 S17 E26 N17$ S26 E20 S8E20 N12 E4 N28$ S60$.

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	0261	PRCH, UOP	0	100	16	32	512.00	UT	6.50	6.50	100	1993	1993	3	100	3,328	
3	0261	PRCH, UOP	0	100	8	12	96.00	UT	6.50	6.50	100	1993	1993	3	100	624	
4	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	4,120	

LAND DESCRIPTION

TOTAL OB/XF 10,072

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	50.00	322.00	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 11/17/2026 BY SYS