LOT 32 FAIRWAY VIEW UNIT 3.
672-27, PB 1484-2163, DC 1501-19

HEAD JAMES GREGORY
167 NW OTTER CT
LAKE CITY, FL 32055

2027

26-3S-16-02308-140

BUILDING CHARACTERISTICS

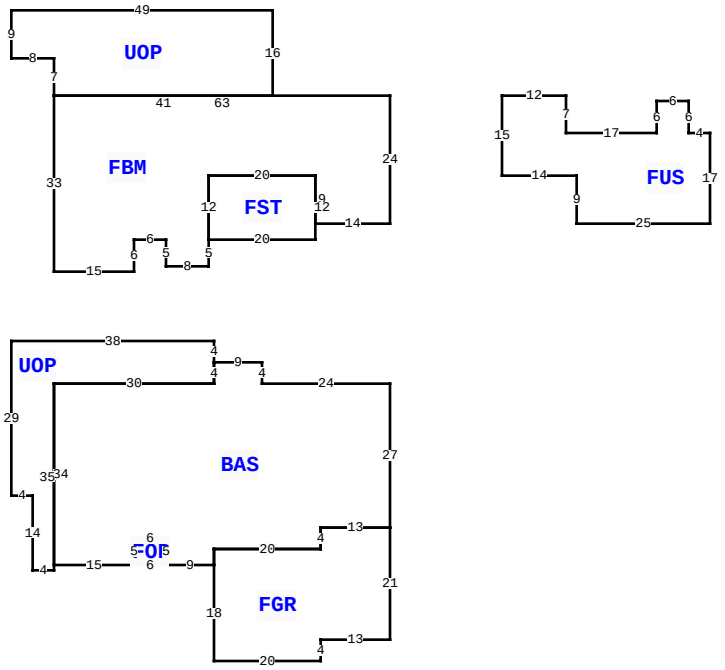
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3.5 100
Frame	01	NONE 100
Stories	1.5	1.5 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	01	01 100
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	1,997	100		1,997	140,514
FBM	1,549	80		1,239	87,179
FGR	693	55		381	26,808
FOP	30	30		9	633
FST	240	55		132	9,288
FUS	657	100		657	46,228
UOP	528	20		106	7,459
UOP	728	20		146	10,273
TOTALS	6,422			4,667	328,382

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	4,667	98.4115	108.25	505,203	1990	1990	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2025 Heated Area: 4203 HX Base Yr 2025



167 NW OTTER CT, LAKE CITY

BLD DATE		LGL DATE	04/03/2025 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	0166	CONC,PAVMT	0	100	35	55	1,925.00	UT	1.40	1.40	100	0	0	3	100	2,695	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		328,382
TOTAL MARKET OB/XF VALUE		3,895
TOTAL LAND VALUE - MARKET		42,000
TOTAL MARKET VALUE		374,277
SOH/AGL Deduction		0
ASSESSED VALUE		374,277
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		322,866
TOTAL JUST VALUE		374,277
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		380,253

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1512/1384	4/15/2024	WD	U	I	37	320,000
GRANTOR: SCHAEFER DEREK D						
GRANTEE: HEAD JAMES GREGORY						
1484/2163	2/15/2023	PB	U	I	18	0
GRANTOR:						
GRANTEE: SCHAEFER PAUL A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W24 N4 W9 S4 W30 S34 E15 N5 E6 S5 E9 N3 E20 N4 E13 N27 $
FBM=[ORIG=0,-30] N24 W63 S33 E15 N6 E6 S5 E8 N5 N12 E20 S9 E14 $
UOP=[ORIG=-63,-54] N7 W8 N9 E49 S16 W41 $
FGR=[ORIG=-33,34] S18 E20 N4 E13 N21 W13 S4 W20 S3 $
FUS=[ORIG=60,-30] N17 W4 N6 W6 S6 W17 N7 W12 S15 E14 S9 E25 $
UOP=[ORIG=-33,-4] N4 W38 S29 E4 S14 E4 N35 E30 N4 $
FST=[ORIG=-34,-27] N12 E20 S12 W20 $
FOP=[ORIG=-48,34] E6 N5 W6 S5 $
.

LAND DESCRIPTION

TOTAL OB/XF 3,895

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	76.00	206.00	1.00	LT		1.00	1.00	1.20	35,000.00	42,000.00	42,000							

REVIEW DATE 04/24/2024 BY TP Total Acres: 0.36 Total Land Value: 42,000 Market: 0 Agricultural: 0 Common: 42,000 PRINTED 11/17/2026 BY SYS