LOT 33 & S1/2 34 FAIRWAY VIEW UN
903-2552, 957-1982, LE 1571-382

WENGERT PAUL F/WENGERT THEO H
153 NW OTTER CT
LAKE CITY, FL 32055

2027

26-3S-16-02308-141

BUILDING CHARACTERISTICS

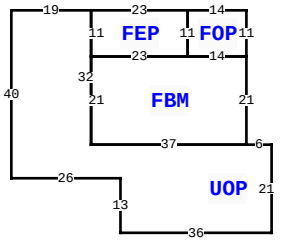
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	01	NONE 100
Stories	1.5	1.5 100
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/

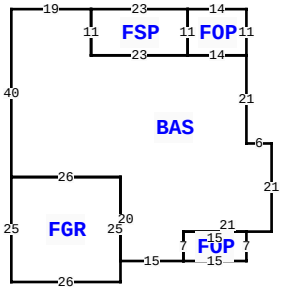
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,454	100		2,454	225,675
FBM	777	80		622	57,201
FEP	253	80		202	18,576
FGR	650	55		358	32,923
FOP	105	30		32	2,943
FOP	154	30		46	4,230
FOP	154	30		46	4,230
FSP	253	40		101	9,288
UOP	1,572	20		314	28,876
TOTALS	6,372			4,175	383,941

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	4,175	128.6162	141.48	590,679	1988	1988	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2001 Heated Area: 3231 HX Base Yr 2001





153 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	2,730	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	383,941
TOTAL MARKET OB/XF VALUE	4,730
TOTAL LAND VALUE - MARKET	42,000
TOTAL MARKET VALUE	430,671
SOH/AGL Deduction	142,568
ASSESSED VALUE	288,103
TOTAL EXEMPTION VALUE	HX HB 13 288,103
BASE TAXABLE VALUE	0
TOTAL JUST VALUE	430,671
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	437,646

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1571/382	6/15/2026	LE	U	I	14	100
GRANTOR: WENGERT PAUL F (ENH L						
GRANTEE: WENGERT PAUL AND TE						
0957/1982	7/12/2002	WD	Q	I	06	100
GRANTOR: THEO H HEMPHILL WENGE						
GRANTEE: PAUL F & THEO WENGE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W6 N21 FOP= N11 W14 S11E14$ W14 FSP= N11 W23 S11 E23$ W23 N11W19S40FGR= S25 E26 N25 W26$ E26 S20 E15 FOP= E15 N7 W15 S7$ N7 E21 N21$ PTR= N90 UOP= W6 FBM= N21 FOP= N11 W14 S11 E14$ W14 FEP= N11 W23 S11 E23$ W23 S21E37$ W37 N32 W19 S40 E26 S13 E36 N21$ S90$.

LAND DESCRIPTION

TOTAL OB/XF 4,730

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	256.00	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: 0.40 Total Land Value: 42,000 Market: 0 Agricultural: 0 Common: 42,000 PRINTED 11/17/2026 BY SYS