LOT 35 & N1/2 OF LOT 34 FAIRWAY
WD 608-51, PB 916-1813, DC 916-1

PITTMAN JAMES O/PITTMAN MICHAELA
131 NW OTTER CT
LAKE CITY, FL 32055

2027

26-3S-16-02308-143

BUILDING CHARACTERISTICS

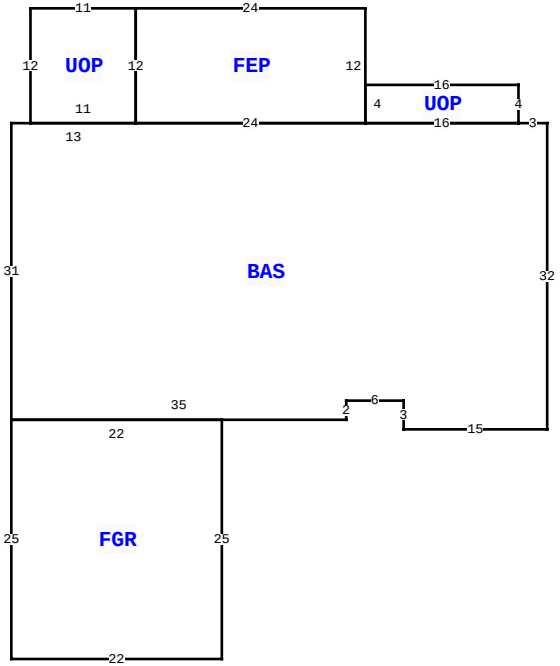
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	13	LAM/VNLPLK 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	06	06
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	1,739	100		1,739	152,291
FEP	288	80		230	20,142
FGR	550	55		302	26,447
UOP	64	20		13	1,139
UOP	132	20		26	2,277
TOTALS	2,773			2,310	202,296

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,310	115.8003	127.38	294,248	1987	2000	0	0	0	31.25	68.75

1 SINGLE FAM 100% - 2024 Heated Area: 1739 HX Base Yr 2024



131 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	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	1,260	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
3	0296	SHED METAL	0	100	10	12	120.00	UT	5.00	5.00	100	1993	1993	3	100	600	
4	0120	CLFENCE 4	0	100	0	0	120.00	UT	4.50	4.50	100	1993	1993	3	100	540	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		202,296
TOTAL MARKET OB/XF VALUE		3,600
TOTAL LAND VALUE - MARKET		42,000
TOTAL MARKET VALUE		247,896
SOH/AGL Deduction		0
ASSESSED VALUE		247,896
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		196,485
TOTAL JUST VALUE		247,896
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		251,580

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048934	Roof Replacement	17,700	01/02/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1505/450	12/19/2023	WD	Q	I	01	274,900
GRANTOR: LESSARD LAWRENCE A						
GRANTEE: PITTMAN JAMES O						
1335/2741	4/20/2017	WD	Q	I	01	159,000
GRANTOR: THOMAS E ELMORE						
GRANTEE: LAWRENCE A & ARLENE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W3 UOP= N4 W16 S4 E16$ W16 FEP= N12 W24 S12 E24$ W24UOP= N12 W11 S12 E11$ W13 S31FGR= S25 E22 N25 W22$ E35 N2 E6 S3 E15 N32$.

LAND DESCRIPTION

TOTAL OB/XF 3,600

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	75.00	206.00	1.00	LT		1.00	1.00	1.20	35,000.00	42,000.00	42,000							

REVIEW DATE 01/17/2024 BY JS Total Acres: 0.35 Total Land Value: 42,000 Market: 0 Agricultural: 0 Common: 42,000 PRINTED 11/17/2026 BY SYS