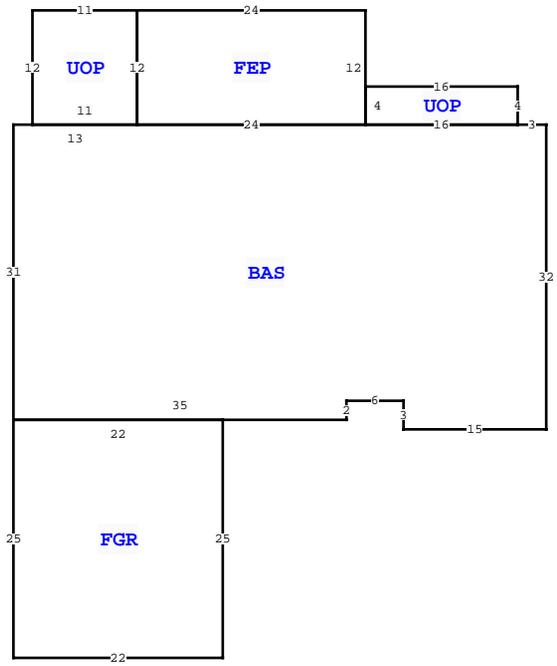


ELEMENT	CD	BUILDING CHARACTERISTICS CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	13	LAM/VNLPLK 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual Units	05	CONV 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

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	129.70	299,607	1987	2000	0	0	31.25	68.75		
1 SINGLE FAM 100% - 2024 Heated Area: 1739 HX Base Yr 2024													



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	155,064
FEP	288	80		230	20,509
FGR	550	55		302	26,929
UOP	64	20		13	1,159
UOP	132	20		26	2,318
TOTALS	2,773			2,310	205,980

EXTRA FEATURES																	
L N	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	FPCL 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	120.00	UT	4.50	4.50	100	1993	1993	3	100	540	

131 NW OTTER CT, LAKE CITY														BLD DATE		LGL DATE	
														XF DATE		LAND DATE	04/03/2025
														INC DATE		AG DATE	MLU

COLUMBIA COUNTY PROPERTY VALUATION SUMMARY			
VALUATION BY	Tax Group: 2	Tax Dist:	STANDARD
BUILDING MARKET VALUE			205,980
TOTAL MARKET OB/XF VALUE			3,600
TOTAL LAND VALUE - MARKET			42,000
TOTAL MARKET VALUE			251,580
SOH/AGL Deduction			0
ASSESSED VALUE			251,580
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			200,169
TOTAL JUST VALUE			251,580
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			255,325

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	Q	I	01	274,900
GRANTOR: LESSARD LAWRENCE A						
GRANTEE: PITTMAN JAMES O						
1335/2741	4/20/2017	WD Q	Q	I	01	159,000
GRANTOR: THOMAS E ELMORE						
GRANTEE: LAWRENCE A & ARLENE						

BUILDING NOTES													
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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										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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							