BEGIN WHERE US-441 INTERS S LINE
NW1/4, RUN E 1536 FT FOR POB, RU
860 FT, S 509.5 FT, E 860 FT TO

MC2 AND ASSOCIATES, LLC/INBUSINESS, INC
713 EVENING SKY DR
OVIEDO, FL 32765

2027

34-4S-17-08969-001

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0700	MISC IMPROVED	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	34417.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

322 SE OTTINGER CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	8,750
TOTAL LAND VALUE - MARKET	138,318
TOTAL MARKET VALUE	147,068
SOH/AGL Deduction	0
ASSESSED VALUE	147,068
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	147,068
TOTAL JUST VALUE	147,068
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	147,068

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044866	Electrical Servic	0	07/01/2022
001534	SFR	20,000	07/29/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1557/1869	12/10/2025	CT	U	I	18	62,000
GRANTOR: CLERK OF COURT (OTTIN						
GRANTEE: MC2 AND ASSOCIATES,						
1126/0700	3/05/2007	WD	Q	I	06	0
GRANTOR: NANCY OTTINGER						
GRANTEE: MICHAEL SAM OTTINGE						

BUILDING NOTES

BUILDING DIMENSIONS

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	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	750	
2	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
3	0285	SALVAGE	0	0	0	0	1.00	UT	1,000.00	1,000.00	100	2025	2024		100	1,000	

LAND DESCRIPTION

TOTAL OB/XF 8,750

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	0200	C	MBL HM	0		A-1	0.00	0.00	10.84	AC		1.00	1.00	1.16	11,000.00	12,760.00	138,318							

REVIEW DATE 06/24/2025 BY CM — Total Acres: 10.84 — Total Land Value: 138,318 — Market: 0 — Agricultural: 0 — Common: 138,318 — PRINTED 11/17/2026 BY SYS