

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
 1656 RIVEREDGE RD
 OVIEDO, FL 32766

2026

34-4S-17-08969-001


BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	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 113,007											
																				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 V RSN 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											
TOTALS										322 SE OTTINGER CT, LAKE CITY										BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 05/06/2026 MLU											
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	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																					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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 06/25/2026 BY SYS																															