COMM AT PT WHERE E LINE OF US 44
S LINE OF SE1/4, OF NW1/4 OF SEC
FT FOR POB, N 509.50 FT TO NW CO

OTTINGER EDWARD MITCHEL
7181 S US HIGHWAY 441
LAKE CITY, FL 32025

2027

34-4S-17-09003-004

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5000	IMPROVED AG	
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

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 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	4,500
TOTAL LAND VALUE - MARKET	76,950
TOTAL MARKET VALUE	8,104
SOH/AGL Deduction	0
ASSESSED VALUE	8,104
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	8,104
TOTAL JUST VALUE	81,450
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	81,450

PERMIT NUM	DESCRIPTION	AMT	ISSUED

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,						
1523/1264	7/26/2024	WD	U	V	11	100
GRANTOR: TATUM NANCY MARKHAM						
GRANTEE: OTTINGER EDWARD MIT						

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	4,500.00	4,500.00	100	2025	2024		100	4,500	

LAND DESCRIPTION

TOTAL OB/XF 4,500

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	5500	A	TIMBER 2	0		A-1	0.00	0.00	8.10	AC		1.00	1.00	1.00	445.00	445.00	3,604							
2	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	8.10	AC		1.00	1.00	1.00	9,500.00	9,500.00	76,950							

REVIEW DATE 12/18/2024 BY JB Total Acres: 8.10 Total Land Value: 3,604 Market: 76,950 Agricultural: 3,604 Common: 0 PRINTED 11/17/2026 BY SYS