LOT 1 FAIRWAY VIEW UNIT 3.

ORB 546-600

BART THOMAS A/BART SHELLEY
173 NW MALLARD PL
LAKE CITY, FL 32055

2025

26-3S-16-02308-113

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	31	VINYL SID 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	06	VINYL ASB 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	01	NONE 100
Stories	1.5	1.5 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	07	07

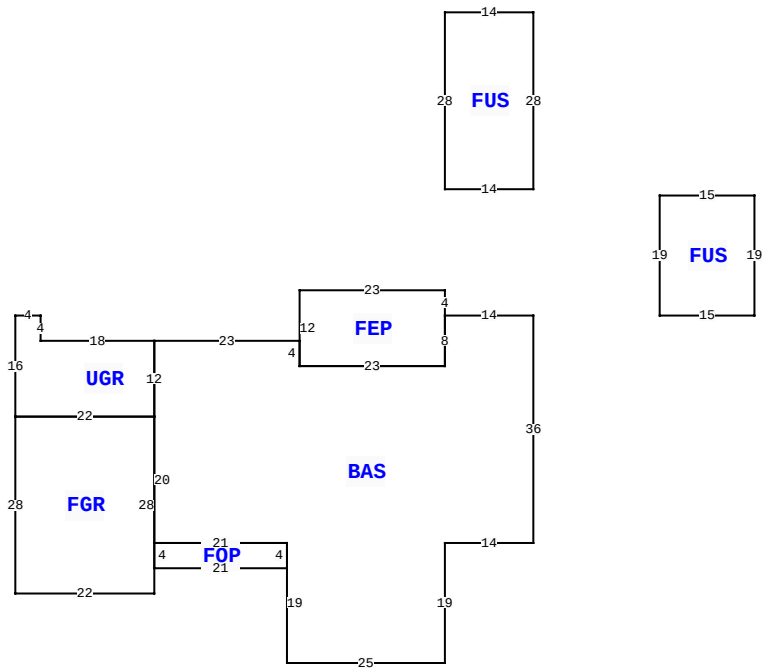
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	26316.030	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,359	100		2,359	210,483
FEP	276	80		221	19,719
FGR	616	55		339	30,248
FOP	84	30		25	2,231
FUS	285	100		285	25,429
FUS	392	100		392	34,977
UGR	280	45		126	11,242
TOTALS	4,292			3,747	334,328

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,747	122.5663	137.27	514,351	1985	1985	0	0	0	35.00	65.00

1 SINGLE FAM – 100% - 0 Heated Area: 3036 HX Base Yr



173 NW MALLARD PL, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/03/2025 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		334,328
TOTAL MARKET OB/XF VALUE		4,204
TOTAL LAND VALUE - MARKET		42,000
TOTAL MARKET VALUE		380,532
SOH/AGL Deduction		151,976
ASSESSED VALUE		228,556
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		177,834
TOTAL JUST VALUE		380,532
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		353,635

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048862	Roof Replacement	25,000	12/15/2023
7975	GARAGE	8,000	01/14/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0543/0468	7/01/1984	WD	Q	V		10,000

GRANTOR:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W14 FEP= N4 W23 S12 E23N8$ S8 W23 N4 W23 UGR= W18 N4 W4 S16 E22 N12$ S12 FGR= W22 S28 E22 N28$ S20 FOP= S4 E21 N4 W21$ E21 S19 E25 N19 E14 N36$ PTR=N20 FUS= N28 W14 S28 E14$S20$ PTR=E20 FUS= E15 N19 W15S19 $ W20$.

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	1,600	
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	0261	PRCH, UOP	0	100	12	18	216.00	UT	6.50	6.50	100	1993	1993	3	100	1,404	

LAND DESCRIPTION

TOTAL OB/XF 4,204

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-	2143.00	94.00	1.00	LT		1.00	1.00	1.20	35,000.00	42,000.00	42,000							

REVIEW DATE 01/30/2024 BY JS Total Acres: 0.31 Total Land Value: 42,000 Market: 0 Agricultural: 0 Common: 42,000 PRINTED 06/20/2025 BY SYS