LOT 3 FAIRWAY VIEW UNIT 3.

862-642, 899-1240, WD 1010-1501,

MORRIS JORDAN
225 NW MALLARD PL
LAKE CITY, FL 32055

2026

26-3S-16-02308-115

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

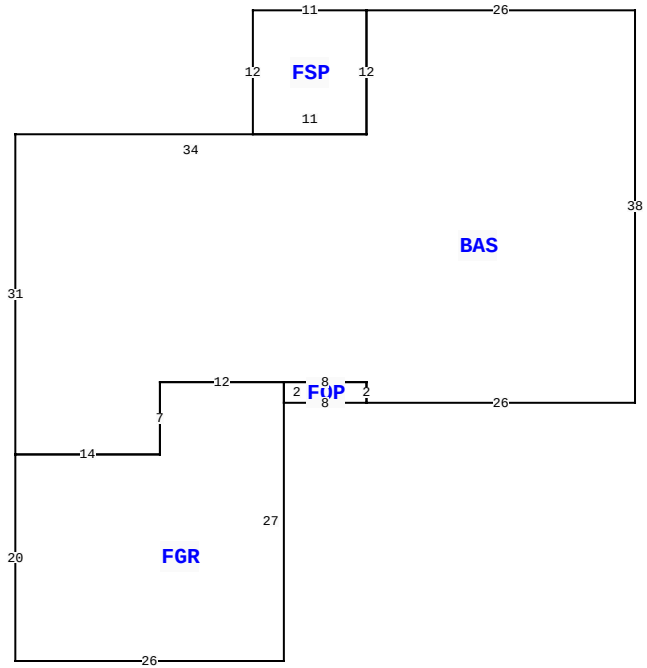
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	01	NONE 100
Stories	1.	1. 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	1,902	100		1,902	172,711
FGR	604	55		332	30,147
FOP	16	30		5	454
FSP	132	40		53	4,813
TOTALS	2,654			2,292	208,125

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,292	124.7323	139.70	320,192	1985	1985	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2024 Heated Area: 1902 HX Base Yr



225 NW MALLARD PL, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	208,125
TOTAL MARKET OB/XF VALUE	3,216
TOTAL LAND VALUE - MARKET	42,000
TOTAL MARKET VALUE	253,341
SOH/AGL Deduction	0
ASSESSED VALUE	253,341
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	253,341
TOTAL JUST VALUE	253,341
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	253,341

SALE:1:1: LOT 3

PERMIT NUM	DESCRIPTION	AMT	ISSUED
31371	MAINT/ALTR	0	08/21/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1497/53	8/14/2023	WD	Q	I	01	279,900
GRANTOR: STEFANIK ALAN L						
GRANTEE: MORRIS JORDAN						
1375/0523	12/21/2018	WD	Q	I	01	155,000
GRANTOR: SHELTON R KEEN						
GRANTEE: ALAN L & KIMBERLY D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W26 FSP= W11 S12 E11 N12$ S12 W34 S31 FGR= S20 E26N27 W12 S7 W14$ E14 N7 E12 FOP= S2 E8 N2 W8$ E8 S2 E26 N38$.

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	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0166	CONC,PAVMT	0	0	20	84	1,680.00	UT	1.20	1.20	100	0	0	3	100	2,016	

LAND DESCRIPTION

TOTAL OB/XF 3,216

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	0		RSF-2	70.00	195.00	1.00	LT		1.00	1.00	1.20	35,000.00	42,000.00	42,000							

REVIEW DATE 10/03/2023 BY ME Total Acres: 0.31 Total Land Value: 42,000 Market: 0 Agricultural: 0 Common: 42,000 PRINTED 11/18/2025 BY SYS