

LOT 4 FAIRWAY VIEW UNIT 3.
656-188, 906-926, WD 1040-1192
PB 1074-805, WD 1082-1318,

ARRINGTON ROBYN T/HANNA DENISE
239 NW MALLARD PL
LAKE CITY, FL 32055

2026

26-3S-16-02308-116



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 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2	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	1,790	100		1,790	159,900
FGR	550	55		302	26,978
FOP	36	30		11	983
FSP	264	40		106	9,469
TOTALS	2,640			2,209	197,329

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00	0.00	
2	0294	SHED WOOD/	0	100	7	8	56.00	UT	7.50	7.50	
3	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	0140	C	SFR GOLF	100		RSF-2	80.00	176.00	1.00	LT	

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,209	122.7050	137.43	303,583	1985	1985	0	0	35.00	65.00

1 SINGLE FAM 100% - 2018 Heated Area: 1790 HX Base Yr 2018

Floor plan diagram showing areas FSP, FGR, and BAS with dimensions. FSP is a rectangle with dimensions 24x24. FGR is a rectangle with dimensions 22x25. BAS is a large rectangle with dimensions 31x51. There are also smaller areas labeled 11, 13, 22, 25, 26, 23, 3, 12, 10, 12, 3, 11, 22, 23, 31.

239 NW MALLARD PL, LAKE CITY

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

COLUMBIA COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		197,329	
TOTAL MARKET OB/XF VALUE		3,920	
TOTAL LAND VALUE - MARKET		42,000	
TOTAL MARKET VALUE		243,249	
SOH/AGL Deduction		82,157	
ASSESSED VALUE		161,092	
TOTAL EXEMPTION VALUE		HX HB 96 161,092	
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		243,249	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		243,249	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052375	Generator	0	02/18/2025

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
1337/1440	5/22/2017	WD	U	I	19
					SALE PRICE
					149,500
GRANTOR: CAROLYN BROWN AS PR F					
GRANTEE: ROBYN T ARRINGTON &					
1295/1193	5/06/2015	WD	U	I	11
					100
GRANTOR: CAROLYN BROWN AS PR F					
GRANTEE: CAROLYN BROWN, GLEN					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS= W13 FSP= N2 W24 S11 E24 N9\$ S9 W26 S51 E31 N23 FOP= N12 W3 S12 E3\$ W3 N12 E11 FGR= E22 N25 W22 S25\$ N25\$.											