LOT 5 FAIRWAY VIEW UNIT 3.
791-2342, DC 1054-1298, WD
1060-299, WD 1339-2643,

KOGUTKIEWICZ NORBERT A
255 NW MALLARD PL
LAKE CITY, FL 32055

2026

26-3S-16-02308-117

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

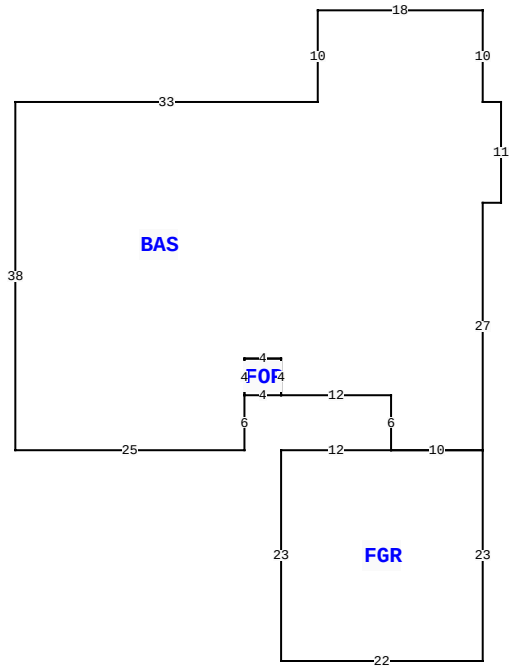
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
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	2,028	100		2,028	184,891
FGR	506	55		278	25,345
FOP	16	30		5	456
TOTALS	2,550			2,311	210,692

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,311	125.2350	140.26	324,141	1984	1990	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2018 Heated Area: 2028 HX Base Yr 2018



255 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		210,692
TOTAL MARKET OB/XF VALUE		5,024
TOTAL LAND VALUE - MARKET		42,000
TOTAL MARKET VALUE		257,716
SOH/AGL Deduction		82,717
ASSESSED VALUE		174,999
TOTAL EXEMPTION VALUE	HX HB 13	174,999
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		257,716
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		260,957

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1339/2643	6/30/2017	WD	Q	I	01	150,000
GRANTOR: JEFFREY R & DEBORAH L						
GRANTEE: NORBERT A KOGUTKIEW						
1060/0299	9/29/2005	WD	Q	I		186,000
GRANTOR: ROBERT MANLEY						
GRANTEE: JEFFREY R & DEBORAH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W18 S10 W33 S38 E25 N6 FOP= E4 N4 W4 S4$ N4 E4 S4 E12 S6
FGR= W12 S23 E22 N23 W10$ E10 N27 E2 N11 W2 N10$.

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	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
2	0166	CONC,PAVMT	0	100	18	84	1,512.00	UT	2.00	2.00	100	0	0	3	100	3,024	

LAND DESCRIPTION

TOTAL OB/XF 5,024

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-2	85.00	160.00	1.00	LT		1.00	1.00	1.20	35,000.00	42,000.00	42,000							

REVIEW DATE 05/25/2023 BY JB Total Acres: 0.31 Total Land Value: 42,000 Market: 0 Agricultural: 0 Common: 42,000 PRINTED 11/18/2025 BY SYS