

LOT 9 FAIRWAY VIEW UNIT 3.
581-192, 585-735, 644-495, DC
1173-817, PB 1174-299, WD 1214

MORTON WINSTON/MORTON VELMA
309 NW MALLARD PL
LAKE CITY, FL 32055

2026

26-3S-16-02308-121



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	19	COMMON BRK 100			
Roof Structur	03	GABLE/HIP 100			
Roof Cover	14	PREFIN MT 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	14	CARPET 80			
Interior Floor	12	HARDWOOD 20			
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	1,807	100		1,807	175,924
FEP	256	80		205	19,958
FGR	420	55		231	22,489
FOP	18	30		5	487
TOTALS	2,501			2,248	218,858

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,248	133.7292	149.78	336,705	1984	1984	0	0	0 35.00	65.00
1 SINGLE FAM 100% - 2018 Heated Area: 1807 HX Base Yr 2018											
						BLD DATE				LGL DATE	
						XF DATE				LAND DATE	
						INC DATE				AG DATE	
										04/03/2025	MLU

TOTALS		2,361	2,246		216,636		309 NW MALLARD PL, LAKE CITY					XF DATE		LAND DATE		04/03/2025		MLC	
												INC DATE		AG DATE					
EXTRA FEATURES																			
L N	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	1,000			
2	0294	SHED WOOD/	0	100	8	8	64.00	UT	12.00	12.00	60	2009	2009	3	60	461			
3	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	300			