

LOT 10 FAIRWAY VIEW UNIT 3.
DC LOUIS LEDENICAN 1028-2744,
WD 1047-2024, WD 1053-1217,

HOWELL GREGORY ALAN/HOWELL CASANDRA HUDSON
325 NW MALLARD PL
LAKE CITY, FL 32055

2026

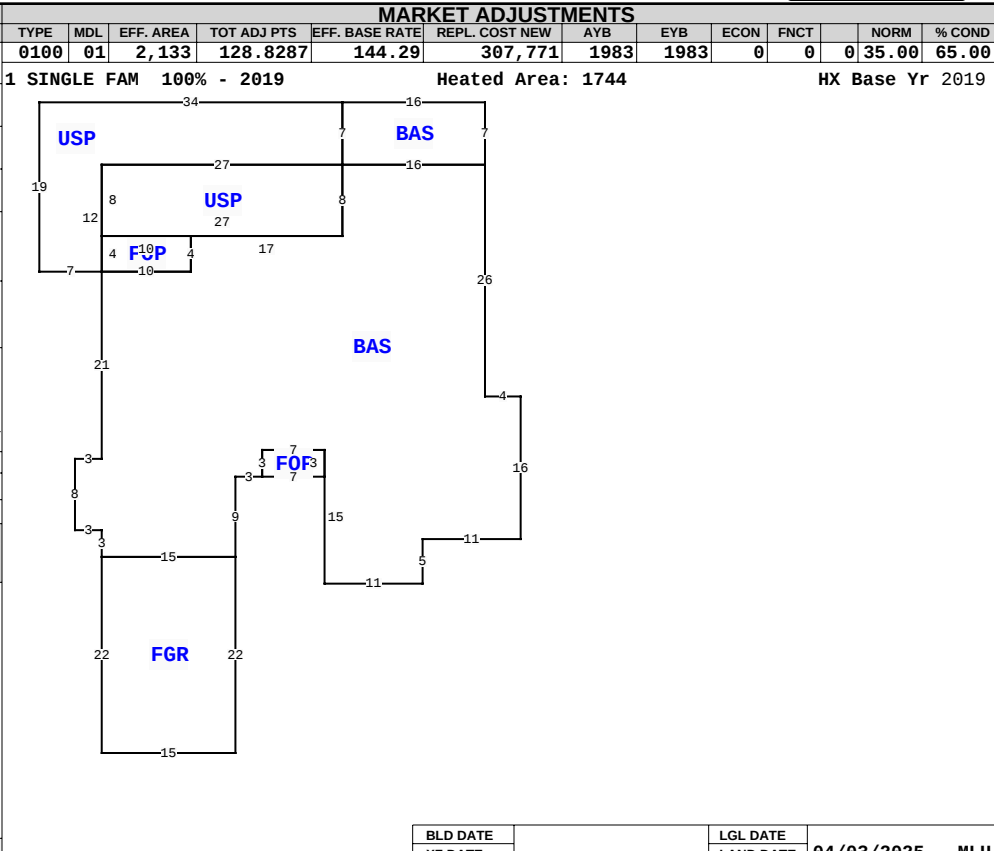
26-3S-16-02308-122



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	05	AVERAGE 10
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	13	LAM/VNLPLK 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.	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	112	100		112	10,504
BAS	1,632	100		1,632	153,063
FGR	330	55		182	17,070
FOP	21	30		6	563
FOP	40	30		12	1,125
USP	216	35		76	7,128
USP	322	35		113	10,598
TOTALS	2,673			2,133	200,051



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

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
1	0166	CONC, PAVMT	0	100	0	1.00	UT	0.00	0.00	100	0	0	3	100
2	0120	CLFENCE	4	0	100	150.00	UT	6.50	6.50	100	2009	2009	3	100

LAND DESCRIPTION														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ
1	0140	C	SFR GOLF	100		RSF-2	75.00	182.00	1.00	LT		1.00	1.00	1.20

COLUMBIA COUNTY PROPERTY			
PAGE 1 of 1			2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		200,051	
TOTAL MARKET OB/XF VALUE		2,874	
TOTAL LAND VALUE - MARKET		42,000	
TOTAL MARKET VALUE		244,925	
SOH/AGL Deduction		83,827	
ASSESSED VALUE		161,098	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		110,376	
TOTAL JUST VALUE		244,925	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		244,925	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
10548	ADDN SFR	80	12/08/1995

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1367/1792	7/16/2018	WD	Q	I	01
GRANTOR: DEVIN J & CAROLE A RU					
GRANTEE: GREGORY ALAN & CASS					
1047/2024	5/23/2005	WD	Q	I	
GRANTOR: LOIS L LEDENICAN					
GRANTEE: DEVIN J & CAROLE A					

BUILDING NOTES														
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BUILDING DIMENSIONS														
BAS= W16 USP= N7 W34 S19 E7 N12 E27\$ USP= W27 S8 FOP= S4E10 N4 W10\$ E27 N8\$ S8 W17 S4 W10 S21 W3 S8 E3 S3 FGR= S22 E15 N22 W15\$ E15 N9 E3 FOP= E7 N3 W7 S3N3 E7 S15 E11 N5 E11N16 W4 N26\$ BAS= N7 W16 S7 E16\$.														