LOT 11 FAIRWAY VIEW UNIT 3.
DC 1028-2744, WD 1047-2039, WD 1

MAYNE JEFFREY LYNN/MAYNE DINAH LEE
343 NW MALLARD PL
LAKE CITY, FL 32055

2026

26-3S-16-02308-123

BUILDING CHARACTERISTICS

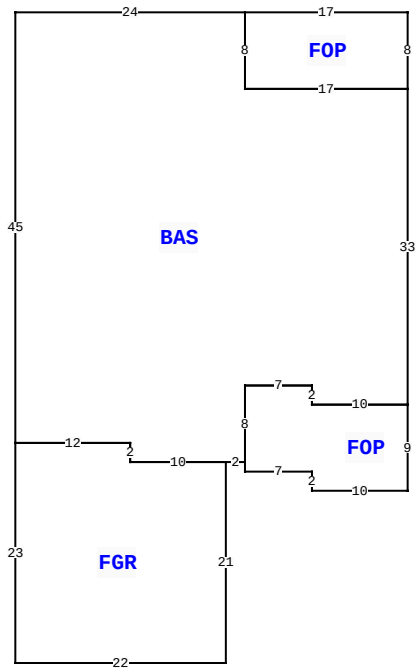
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	1,651	100		1,651	216,506
FGR	486	55		267	35,013
FOP	136	30		41	5,377
FOP	153	30		46	6,033
TOTALS	2,426			2,005	262,928

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,005	121.9680	136.60	273,883	2021	2021	0	0	0	4.00	96.00

1 SINGLE FAM 100% - 2022 Heated Area: 1651 HX Base Yr 2022



343 NW MALLARD PL, LAKE CITY

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

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	0166	CONC,PAVMT	0	100	0	0	680.00	UT	3.00	3.00	100	2022	2021		100	2,040	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		262,928
TOTAL MARKET OB/XF VALUE		2,040
TOTAL LAND VALUE - MARKET		42,000
TOTAL MARKET VALUE		306,968
SOH/AGL Deduction		52,136
ASSESSED VALUE		254,832
TOTAL EXEMPTION VALUE	HX HB DV	60,722
BASE TAXABLE VALUE		194,110
TOTAL JUST VALUE		306,968
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		309,707

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042025	Solar Power Syste	37,500	05/27/2021
40626	SFR	0	09/29/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1435/2243	4/22/2021	WD	Q	I	01	263,000
GRANTOR: MAIN BLVD RENTAL LLC						
GRANTEE: MAYNE JEFFREY LYNN						
1418/1132	8/31/2020	WD	Q	V	01	27,800
GRANTOR: DINIA K HUELSKAMP						
GRANTEE: MAIN BLVD RENTAL LL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=60,10] S45 E12 S2 E10 E2 N8 E7 S2 E10 N33 W17 N8 W24 $
FGR=[ORIG=60,55] S23 E22 N21 W10 N2 W12 $
FOP=[ORIG=84,49] S8 S1 E7 S2 E10 N9 W10 N2 W7 $
FOP=[ORIG=84,10] S8 E17 N8 W17 $
.

LAND DESCRIPTION

TOTAL OB/XF 2,040

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	0100	C	SFR	100		RSF-	2107.00	159.00	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: 0.39 Total Land Value: 42,000 Market: 0 Agricultural: 0 Common: 42,000 PRINTED 11/18/2025 BY SYS