LOT 17 FAIRWAY VIEW UNIT 3.
664-150, 785-1482, 889-737, PB 1

TREADWAY RICHARD L/TREADWAY MERRI B
336 NW MALLARD PL
LAKE CITY, FL 32055

2025

26-3S-16-02308-125

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

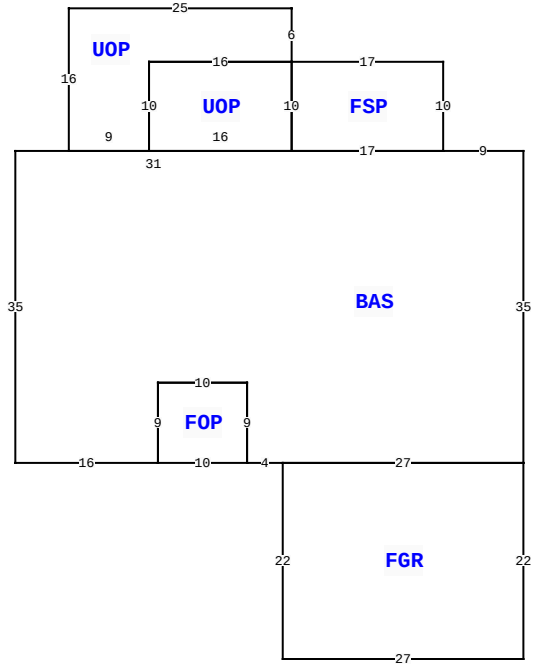
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,905	100		1,905	173,727
FGR	594	55		327	29,821
FOP	90	30		27	2,462
FSP	170	40		68	6,201
UOP	160	20		32	2,919
UOP	240	20		48	4,377
TOTALS	3,159			2,407	219,506

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,407	125.2658	140.30	337,702	1985	1985	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2019 Heated Area: 1905 HX Base Yr 2019



336 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		219,506
TOTAL MARKET OB/XF VALUE		5,300
TOTAL LAND VALUE - MARKET		42,000
TOTAL MARKET VALUE		266,806
SOH/AGL Deduction		103,615
ASSESSED VALUE		163,191
TOTAL EXEMPTION VALUE	HX HB DV	60,722
BASE TAXABLE VALUE		102,469
TOTAL JUST VALUE		266,806
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		247,085

SALE:1:1: LOT 17 FAIRWAY VIEW UNIT 3

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043413	Roof Replacement	18,543	12/20/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1360/1001	5/18/2018	WD	Q	I	01	178,500
GRANTOR: DAVID EUGENE SWEERS &						
GRANTEE: RICHARD L & MERRI B						
1048/1203	5/23/2005	QC	Q	I	06	38,847
GRANTOR: DAVID SWEERS						
GRANTEE: DAVID & DEBRA G SWE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W9 FSP= N10 W17 S10 E17$ W17 UOP= N10 UOP= N6 W25 S16 E9 N10 E16$ W16 S10 E16$ W31 S35 E16 FOP= E10 N9 W10 S9$ N9 E10 S9 E4 FGR= S22 E27 N22 W27$ E27 N35$.

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	1.00	UT	0.00	0.00	100	0	0	3	100	2,600	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
3	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	1,500	

LAND DESCRIPTION

TOTAL OB/XF 5,300

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	75.00	180.00	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 08/14/2025 BY SYS