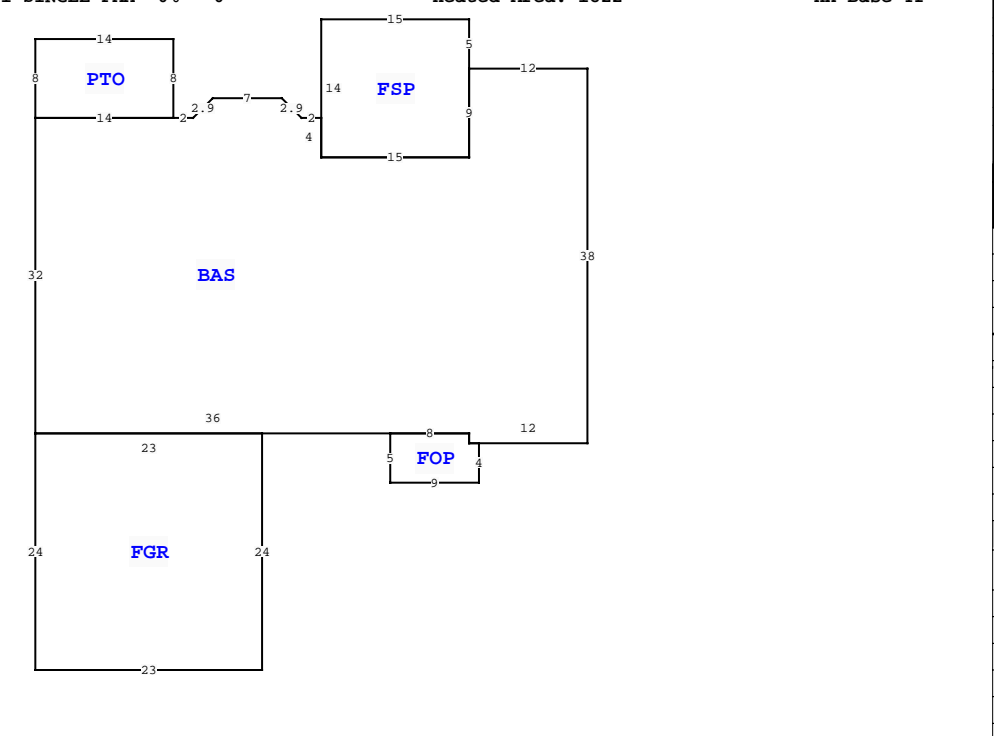


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	16 WD FR STUC 100
Roof Structur	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	14 CARPET 80
Interior Floo	15 HARDTILE 20
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
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	
NEIGHBORHOOD/LOC	26316.030 1.00/

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,229	123.9282	138.80	309,385	2003	2003	0	0	31.50	68.50



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,822	100		1,822	173,232
FGR	552	55		304	28,904
FOP	44	30		13	1,236
FSP	210	40		84	7,986
PTO	112	5		6	571
TOTALS	2,740			2,229	211,929

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	0	0	1,168.00	UT	2.00	2.00	100	2003	2003	3	100	2,336	

EXTRA FEATURES											
324 NW MALLARD PL, LAKE CITY											
BLD DATE		LGL DATE									
XF DATE		LAND DATE									
INC DATE		AG DATE									
		04/03/2025									
		MLU									

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	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0140	C	SFR GOLF	0		RSF-2	75.00	180.00	1.00	LT		1.00	1.00	1.20	35,000.00	42,000.00	42,000							

TOTAL OB/XF											
2,336											

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2			Tax Dist:
BUILDING MARKET VALUE			211,929
TOTAL MARKET OB/XF VALUE			2,336
TOTAL LAND VALUE - MARKET			42,000
TOTAL MARKET VALUE			256,265
SOH/AGL Deduction			1,605
ASSESSED VALUE			254,660
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			254,660
TOTAL JUST VALUE			256,265
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			241,362

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053477	Generator		06/27/2025
000046299	Roof Replacement	18,010	01/19/2023
20626	SFR	320	04/22/2003

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1374/0591	12/10/2018	WD	Q	I	01	185,000
GRANTOR: HELEN C FISHTER						
GRANTEE: LC VIKING LLC						
1334/0785	3/27/2017	LE	U	I	14	100
GRANTOR: HELEN C FISHTER						
GRANTEE: HELEN FISHTER (LE) R						

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS= W12 FSP= N5 W15 S14 E15 N9S S9 W15 N4 W2 L2 U2 W7 D2 L2 W2 PTO= N8 W14 S8 E14S W14 S32 FGR= S24 E23 N24 W23S E36 FOP= S5 E9 N4 W1 N1 W8S E8 S1 E12 N38S.											