

LOT 20 FAIRWAY VIEW UNIT 3.
682-483, DC 1318-2043,
(QCD 1343-1390;LE),

MCNAMARA SYLVIA R (LIFE EST)
294 NW MALLARD PL
LAKE CITY, FL 32055

2026

26-3S-16-02308-128



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	14	CARPET 70
Interior Floo	06	VINYL ASB 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
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
BAS	1,569	100
FGR	506	55
FOP	12	30
FSP	160	40
UST	240	45
TOTALS	2,487	

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,023	120.1970	134.62	272,336	1989	1989	0	0	35.00	65.00	
1 SINGLE FAM 0% - 2025 Heated Area: 1569 HX Base Yr												
294 NW MALLARD PL, LAKE CITY												
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 04/03/2025 MLU												

EXTRA FEATURES												
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0166	CONC, PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	0
2	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	1989
3	0252	LEAN-TO W/	0	0	8	12	96.00	UT	2.00	2.00	100	1993
4	0120	CLFENCE	4	0	0	0	1.00	UT	0.00	0.00	100	2009

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
1	0140	C	SFR GOLF	0		RSF-2	65.00	180.00	1.00	LT		1.00

COLUMBIA COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		177,018	
TOTAL MARKET OB/XF VALUE		3,492	
TOTAL LAND VALUE - MARKET		42,000	
TOTAL MARKET VALUE		222,510	
SOH/AGL Deduction		0	
ASSESSED VALUE		222,510	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		222,510	
TOTAL JUST VALUE		222,510	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		222,510	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043726	Roof Replacement	12,680	02/16/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1343/1390	8/29/2017	LE	U	I	14	100
GRANTOR: SYLVIA R MCNAMARA (RE						
GRANTEE: RUTH ANNE DEWOODY E						
0682/0483	4/21/1989	WD	Q	V		17,000
GRANTOR: FULBRIGHT MURPHY						
GRANTEE: MCNAMARA ARTHUR						

BUILDING NOTES												
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BUILDING DIMENSIONS												
BAS= W13 FSP= N10W16 S10 E16\$W38 S31 FGR= S22 E23 N22 W23\$E33 FOP= E3 N4 W3 S4\$ N4 E3 S4 E15 N31\$ PTR=N30 UST= N20 W12 S20 E12\$ S30\$.												