LOT 23 UNIT 3 FAIRWAY VIEW.
683-547, 691-720, WD 1349-726, L

BALZA-TAN NORMA/TAN PEPITO
254 NW MALLARD PL
LAKE CITY, FL 32055

2026

26-3S-16-02308-134

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

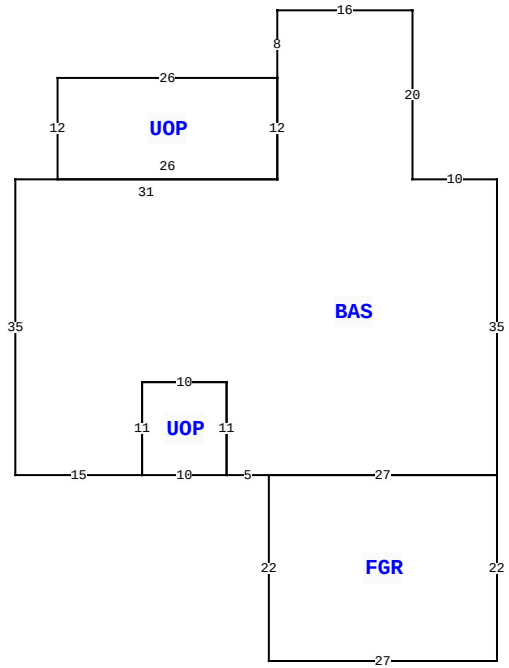
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
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	2,205	100		2,205	171,632
FGR	594	55		327	25,453
UOP	110	20		22	1,713
UOP	312	20		62	4,826
TOTALS	3,221			2,616	203,623

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,616	106.9200	119.75	313,266	1985	1985	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2018 Heated Area: 2205 HX Base Yr 2018



254 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		203,623
TOTAL MARKET OB/XF VALUE		3,700
TOTAL LAND VALUE - MARKET		42,000
TOTAL MARKET VALUE		249,323
SOH/AGL Deduction		90,521
ASSESSED VALUE		158,802
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		108,080
TOTAL JUST VALUE		249,323
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		249,323

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1538/1501	4/18/2025	LE	U	I	14	100
GRANTOR: TAN PEPITO						
GRANTEE: TAN PEPITO (ENH LE)						
1349/0726	11/16/2017	WD	U	I	30	95,000
GRANTOR: TERESITA A BALZA						
GRANTEE: NORMA BALZA-TAN & P						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W10 N20 W16 S8 UOP= W26S12 E26 N12$ S12 W31 S35 E15 UOP= E10 N11 W10 S11$ N11 E10S11 E5 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	2,500	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1994	1994	3	100	1,200	

LAND DESCRIPTION

TOTAL OB/XF 3,700

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	175.00	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: 0.30 Total Land Value: 42,000 Market: 0 Agricultural: 0 Common: 42,000 PRINTED 10/13/2025 BY SYS