

LOTS 36 & 37 FAIRWAY VIEW UNIT 3
776-1429, 798-1717, 798-1719, 85

WITTENBORN MICHAEL H
172 NW MALLARD PL
LAKE CITY, FL 32055

2026

26-3S-16-02308-145



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 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		3 100
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
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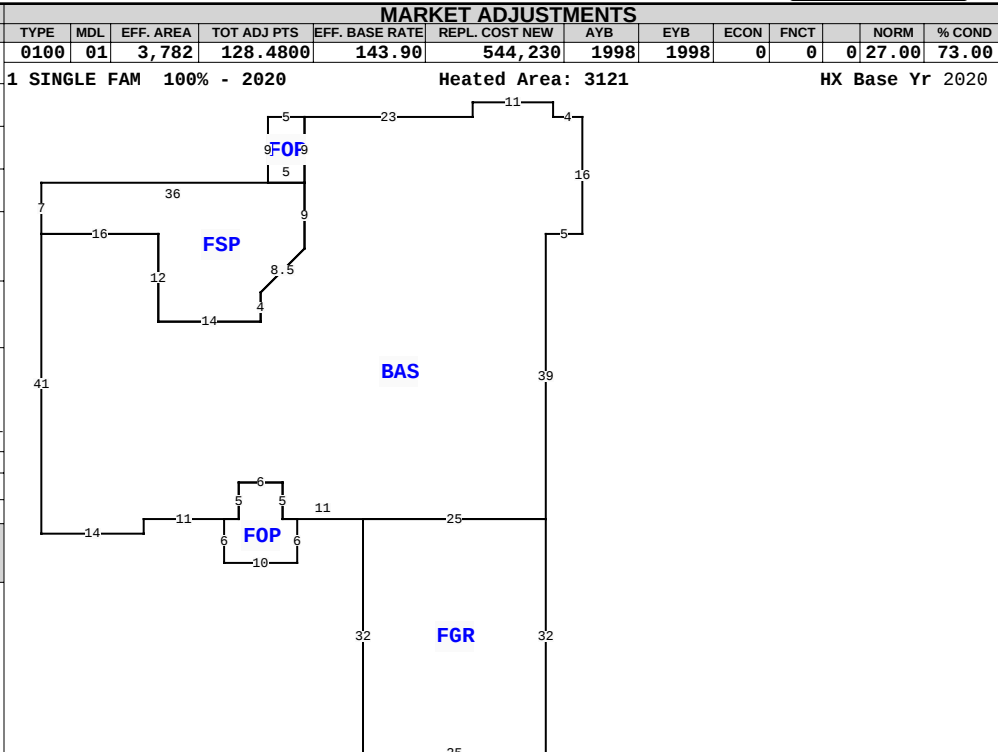
NEIGHBORHOOD/LOC	26316.030	1.00/
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,121	100		3,121	327,852
FGR	800	55		440	46,221
FOP	45	30		14	1,471
FOP	90	30		27	2,836
FSP	450	40		180	18,908

TOTALS	4,506			3,782	397,288
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0166	CONC, PAVMT	0 100	0	0	1,853.00	UT	1.50	1.50
2	0030	BARN, MT	0 100	0	0	1.00	UT	6,300.00	6,300.00
3	0030	BARN, MT	0 100	0	0	1.00	UT	15,600.00	15,600.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0140	C	SFR GOLF	100		RSF-2	209.00	69.00	1.00
2	0000	C	VAC RES	100		RSF-2	75.00	197.00	1.00



172 NW MALLARD PL, LAKE CITY

BLD DATE	10/29/1998
XF DATE	
INC DATE	

CM

LGL DATE	
LAND DATE	
AG DATE	

04/03/2025	MLU
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MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	3,782	128.4800	143.90	544,230	1998	1998	0	0	27.00	73.00
1 SINGLE FAM 100% - 2020 Heated Area: 3121 HX Base Yr 2020											

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VALUATION SUMMARY		STANDARD
VALUATION BY		Tax Group: 2 Tax Dist:
BUILDING MARKET VALUE		397,288
TOTAL MARKET OB/XF VALUE		24,680
TOTAL LAND VALUE - MARKET		84,000
TOTAL MARKET VALUE		505,968
SOH/AGL Deduction		127,845
ASSESSED VALUE		378,123
TOTAL EXEMPTION VALUE		378,123
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		505,968
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		511,410

SALE:2:1: LOT 37 FAIRWAY VIEW UNIT III--OWNS LOT 3
SALE:1:1: SALE INCLUDED RE# 02308-144

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052289	Roof Replacement	52,465	02/11/2025
000052090	Generator	0	01/16/2025
000045653	Storage Building	6,933	10/10/2022

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1509/1101	2/26/2024	LE U	I	I	14	100	
GRANTOR: WITTENBORN MICHAEL H							
GRANTEE: WITTENBORN MICHAEL							
1384/1818	5/15/2019	WD Q	I	I	01	317,000	
GRANTOR: FREDRICK R SCHELLER A							
GRANTEE: MICHAEL H WITTENBOR							

BUILDING NOTES

BUILDING DIMENSIONS									
BAS= W4 N2 W11 S2 W23 FOP= W5 S9 E5 N9\$ S9 FSP= W36 S7 E16 S12 E14 N4 R6 U6 N9\$ S9 D6 L6 S4 W14 N12 W16 S41 E14 N2 E11 FOP= S6 E10 N6 W2 N5 W6 S5 W2\$ E2 N5 E6 S5 E11 FGR= S32 E25 N32 W25\$ E25 N39 E5 N16\$.									