LOT 13 FAIRWAY VIEW UNIT 3.

879-2183, WD 1529-731,

ROGERS WILLIAM E/CRISWELL RODNEY
208 SE CONDOR GLN
HIGH SPRINGS, FL 32643

2026

27-3S-16-02310-005

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

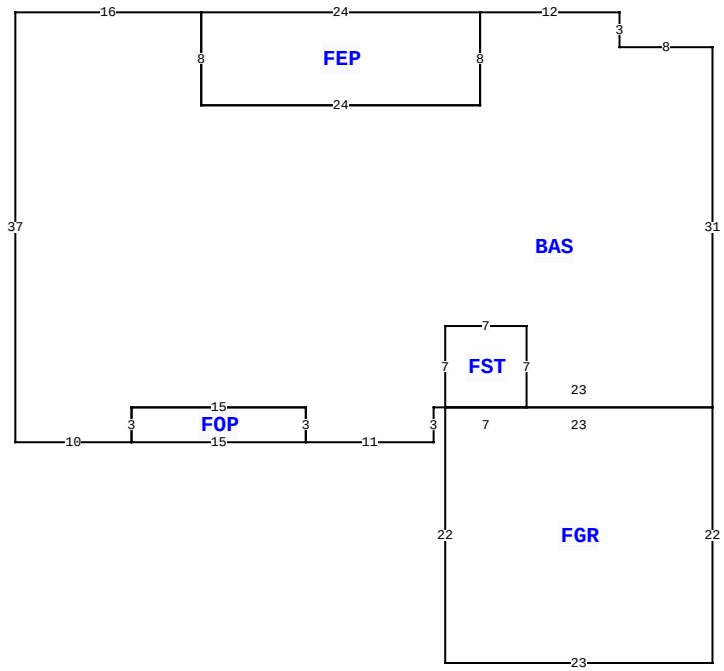
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	06	06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	27316.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,887	100		1,887	159,218
FEP	192	80		154	12,994
FGR	506	55		278	23,457
FOP	45	30		14	1,181
FST	49	55		27	2,278
TOTALS	2,679			2,360	199,129

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,360	115.9053	129.81	306,352	1985	1985	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2025 Heated Area: 1887 HX Base Yr



365 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	199,129
TOTAL MARKET OB/XF VALUE	3,150
TOTAL LAND VALUE - MARKET	42,000
TOTAL MARKET VALUE	244,279
SOH/AGL Deduction	0
ASSESSED VALUE	244,279
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	244,279
TOTAL JUST VALUE	244,279
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	244,279

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051853	Roof Replacement	18,650	12/17/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1529/731	12/06/2024	WD	Q	I	01	265,000
GRANTOR: ROGERS WILLIAM E						
GRANTEE: CRISWELL RODNEY						
0879/2183	5/03/1999	WD	U	I		120,000
GRANTOR: SEESE						
GRANTEE: ROGERS						

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	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	1,950	

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W8 N3 W12 FEP= W24 S8 E24 N8$ S8 W24 N8 W16 S37 E10 FOP= E15 N3 W15 S3$ N3 E15 S3 E11 N3 E1 FST= N7 E7 S7 W7$ FGR= S22E23 N22 W23$ E23 N31$.

LAND DESCRIPTION

TOTAL OB/XF 3,150

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	0		RSF-2	52.00	180.00	1.00	LT		1.00	1.00	1.20	35,000.00	42,000.00	42,000							

REVIEW DATE 02/17/2025 BY jerry Total Acres: 0.21 Total Land Value: 42,000 Market: 0 Agricultural: 0 Common: 42,000 PRINTED 11/19/2025 BY SYS