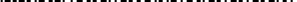


BASS CODY A/BASS CHRISTEN
346 NW MALLARD PL
LAKE CITY, FL 32055

2026



BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall

19COMMON BRK 60

Exterior Wall

12CEDAR 40

Roof Structure

03GABLE/HIP 100

Roof Cover

03COMP SHNGL 100

Interior Wall

05DRYWALL 100

Interior Floor

14CARPET 80

Interior Floor

15HARDTILE 20

Air Condition

03CENTRAL 100

Heating Type

04AIR DUCTED 100

Bedrooms

3100

Bathrooms

2100

Frame Stories

01NONE 100

Architectual Units

1.1.100

Condition Adj

05CONV 100

Kitchen Adjus

0303100

Quality

0707

DOR CODE

0100SINGLE FAMILY

MAP NUM

MKT AREA06

NEIGHBORHOOD/LOC

27316.0101.00/

AREA TYPE

TOTAL GROSS AREA

PCT OF BASE

YEAR

TOT ADJ AREA

SUBAREA MARKET VALUE

BAS

1,741

100

1,741

159,563

FEP

222

80

178

16,314

FGR

396

55

218

19,980

FOP

28

30

8

733

UOP

152

20

30

2,750

TOTALS

2,539

2,175

199,339

EXTRA FEATURES

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

10166

CONC, PAVMT

0

0

0

0

1.00

UT

0.00

0.00

100

0

0

3

100

600

LAND DESCRIPTION

L N

USE CODE

CLS

LAND USE DESCRIPTION

CAP

R D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D T

DPHT FACT

% COND

TOT ADJ

UNIT PRICE

ADJ UNIT PRICE

LAND VALUE

OTHER ADJUSTMENTS AND NOTES

YEAR

DENSITY

DECL

FRZ

YR

CONSRV

10140

C

SFR GOLF

0

RSF-2

48.00

164.00

1.00

LT

1.00

1.00

1.20

35,000.00

42,000.00

42,000

REVIEW DATE

02/11/2025

BY

ME

Total Acres:

0.18

Total Land Value:

42,000

Market:

0

Agricultural:

0

Common:

42,000

PRINTED 11/19/2025 BY SYS

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% CONDDOR CODE

0100012,175125.8884141.00306,6751983198300035.0065.00

1 SINGLE FAM0% - 2025Heated Area: 1741HX Base Yr

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

04/03/2025MLU

346 NW MALLARD PL, LAKE CITY

VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 2Tax Dist:

BUILDING MARKET VALUE199,339

TOTAL MARKET OB/XF VALUE600

TOTAL LAND VALUE - MARKET42,000

TOTAL MARKET VALUE241,939

SOH/AGL Deduction0

ASSESSED VALUE241,939

TOTAL EXEMPTION VALUE0

BASE TAXABLE VALUE241,939

TOTAL JUST VALUE241,939

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE241,939

SALES DATA

OFF RECORD NumberDATETYPEINSTQU / I / V / I / RSN CD SALE PRICE

1530/199012/26/2024WDQI01284,000

GRANTOR: GRZYMALA KENNETH

GRANTEE: BASS CODY A

1509/27812/22/2024PRUI19245,000

GRANTOR: MCCLAIN LANA VIRGINIA

GRANTEE: GRZYMALA KENNETH

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W16 S26 W4 S17 E12 S6 E12 N14 FOP= E7 N4 W7 S4\$ N4 E7 S4
E2 S9 FGR= S22 E18 N22 W18\$ E18N11 W2 N21 FEP= E2 N6 E3 N10
W15 S16 E10\$ W10 N4 UOP= N8 W19 S8 E19\$ W19 N8\$.