LOT 1 FAIRWAY VIEW UNIT 3.

ORB 546-600

BART THOMAS A/BART SHELLEY
173 NW MALLARD PL
LAKE CITY, FL 32055

**2027**

**26-3S-16-02308-113**

## BUILDING CHARACTERISTICS

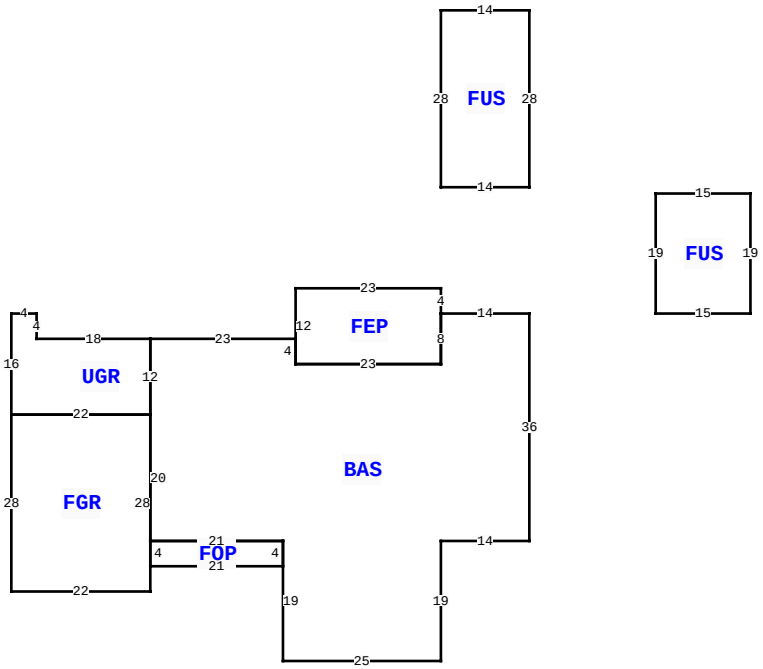
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 19 | COMMON BRK 80 |
| Exterior Wall | 31 | VINYL SID 20 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 06 | VINYL ASB 20 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2.5 100 |
| Frame | 01 | NONE 100 |
| Stories | 1.5 | 1.5 100 |
| 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 | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 2,359 | 100 | | 2,359 | 206,726 |
| FEP | 276 | 80 | | 221 | 19,367 |
| FGR | 616 | 55 | | 339 | 29,708 |
| FOP | 84 | 30 | | 25 | 2,191 |
| FUS | 285 | 100 | | 285 | 24,976 |
| FUS | 392 | 100 | | 392 | 34,352 |
| UGR | 280 | 45 | | 126 | 11,042 |
| TOTALS | 4,292 | | | 3,747 | 328,361 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 3,747 | 122.5663 | 134.82 | 505,171 | 1985 | 1985 | 0 | 0 | 0 | 35.00 | 65.00 |

1 SINGLE FAM 100% - 0 Heated Area: 3036 HX Base Yr




173 NW MALLARD PL, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | 04/03/2025 MLU |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## COLUMBIA COUNTY PROPERTY

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### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 2 | Tax Dist: | |
| BUILDING MARKET VALUE | | 328,361 |
| TOTAL MARKET OB/XF VALUE | | 4,204 |
| TOTAL LAND VALUE - MARKET | | 42,000 |
| TOTAL MARKET VALUE | | 374,565 |
| SOH/AGL Deduction | | 132,796 |
| ASSESSED VALUE | | 241,769 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 190,358 |
| TOTAL JUST VALUE | | 374,565 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 380,532 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 000048862 | Roof Replacement | 25,000 | 12/15/2023 |
| 7975 | GARAGE | 8,000 | 01/14/1994 |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0543/0468 | 7/01/1984 | WD | Q | V | | 10,000 |

GRANTOR:

GRANTEE:

### BUILDING NOTES

### BUILDING DIMENSIONS

BAS= W14 FEP= N4 W23 S12 E23N8$ S8 W23 N4 W23 UGR= W18 N4 W4 S16 E22 N12$ S12 FGR= W22 S28 E22 N28$ S20 FOP= S4 E21 N4 W21$ E21 S19 E25 N19 E14 N36$ PTR=N20 FUS= N28 W14 S28 E14$S20$ PTR=E20 FUS= E15 N19 W15S19 $ W20$.

## 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 | 1,600 | |
| 2 | 0190 | FPLC PF | 0 | 100 | 0 | 0 | 1.00 | UT | 1,200.00 | 1,200.00 | 100 | 0 | 0 | 3 | 100 | 1,200 | |
| 3 | 0261 | PRCH, UOP | 0 | 100 | 12 | 18 | 216.00 | UT | 6.50 | 6.50 | 100 | 1993 | 1993 | 3 | 100 | 1,404 | |

## LAND DESCRIPTION

TOTAL OB/XF 4,204

| 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- | 2143.00 | 94.00 | 1.00 | LT | | 1.00 | 1.00 | 1.20 | 35,000.00 | 42,000.00 | 42,000 | | | | | | | |

REVIEW DATE 01/30/2024 BY JS Total Acres: 0.31 Total Land Value: 42,000 Market: 0 Agricultural: 0 Common: 42,000 PRINTED 11/17/2026 BY SYS