LOT 2 FAIRWAY VIEW UNIT 3.

643-563,670-086,889-1035, 889-10

DOTSON KEVIN/DOTSON ROBIN
18715 104TH ST
LIVE OAK, FL 32060

**2026**

**26-3S-16-02308-114**

## COLUMBIA COUNTY PROPERTY



## BUILDING CHARACTERISTICS

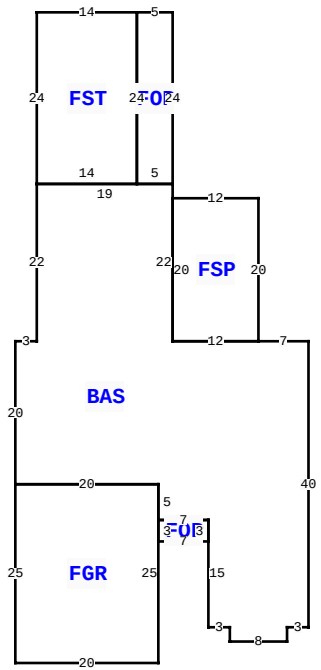
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 32 | HARDIE BRD 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 08 | SHT VINYL 10 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 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 |
| NEIGHBORHOOD/LOC | 26316.030 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,569 | 100 | | 1,569 | 146,613 |
| FGR | 500 | 55 | | 275 | 25,697 |
| FOP | 21 | 30 | | 6 | 561 |
| FOP | 120 | 30 | | 36 | 3,364 |
| FSP | 240 | 40 | | 96 | 8,971 |
| FST | 336 | 55 | | 185 | 17,287 |
| TOTALS | 2,786 | | | 2,167 | 202,493 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,167 | 126.1062 | 143.76 | 311,528 | 1988 | 1988 | 0 | 0 | 0 | 35.00 | 65.00 |

1 SINGLE FAM 0% - 0 Heated Area: 1569 HX Base Yr




207 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 | 202,493 |
| TOTAL MARKET OB/XF VALUE | 3,090 |
| TOTAL LAND VALUE - MARKET | 42,000 |
| TOTAL MARKET VALUE | 247,583 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 247,583 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 247,583 |
| TOTAL JUST VALUE | 247,583 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 244,034 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 000043716 | Roof Replacement | 27,769 | 02/15/2022 |
| 20489 | ADDN SFR | 83 | 03/07/2003 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1530/878 | 12/06/2024 | LE | U | I | 14 | 100 |
| GRANTOR: DOTSON KEVIN | | | | | | |
| GRANTEE: DOTSON KEVIN (ENH L | | | | | | |
| 1432/390 | 12/31/2020 | QC | U | I | 11 | 60,000 |
| GRANTOR: DOTSON NORMAN | | | | | | |
| GRANTEE: DOTSON KEVIN | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W19 S22 W3 S20 FGR= S25E20 N25 W20$ E20 S5 FOP= S3 E7 N3 W7$ E7 S15 E3 S2 E8 N2 E3 N40 W7 FSP= N20 W12 S20 E12$ W12 N22$ FOP= N24 W5FST= W14 S24 E14 N24$ S24 E5$.

## 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 | 0180 | FPLC 1STRY | 0 | 0 | 0 | 0 | 1.00 | UT | 2,000.00 | 2,000.00 | 100 | 0 | 0 | 3 | 100 | 2,000 | |
| 2 | 0166 | CONC,PAVMT | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 0 | 0 | 3 | 100 | 1,090 | |

## LAND DESCRIPTION

TOTAL OB/XF 3,090

| 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 | 75.00 | 90.00 | 1.00 | LT | | 1.00 | 1.00 | 1.20 | 35,000.00 | 42,000.00 | 42,000 | | | | | | | |

REVIEW DATE 04/25/2022 BY JS Total Acres: 0.15 Total Land Value: 42,000 Market: 0 Agricultural: 0 Common: 42,000 PRINTED 05/13/2026 BY SYS