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

2027

26-3S-16-02308-114

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

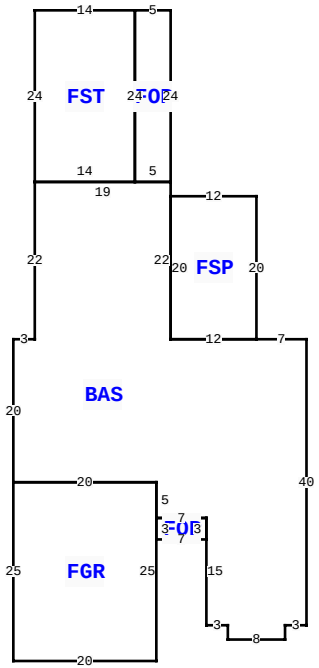
NEIGHBORHOOD/LOC 26316.030 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,569	100		1,569	141,474
FGR	500	55		275	24,796
FOP	21	30		6	541
FOP	120	30		36	3,246
FSP	240	40		96	8,656
FST	336	55		185	16,681
TOTALS	2,786			2,167	195,394

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	138.72	300,606	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	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	195,394
TOTAL MARKET OB/XF VALUE	3,090
TOTAL LAND VALUE - MARKET	42,000
TOTAL MARKET VALUE	240,484
SOH/AGL Deduction	0
ASSESSED VALUE	240,484
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	240,484
TOTAL JUST VALUE	240,484
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 11/17/2026 BY SYS