

LOT 3 FAIRWAY VIEW UNIT 3.
862-642, 899-1240, WD 1010-1501,

MORRIS JORDAN
225 NW MALLARD PL
LAKE CITY, FL 32055

2026

26-3S-16-02308-115
COLUMBIA COUNTY PROPERTY PAGE 1 of 1

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 Floor	14	CARPET 90
Interior Floor	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual Units	05	CONV 100 0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,292	124.7323	142.19	325,899	1985	1985	0	0	35.00	65.00

1 SINGLE FAM 0% - 2024 Heated Area: 1902 HX Base Yr

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		211,834
TOTAL MARKET OB/XF VALUE		3,216
TOTAL LAND VALUE - MARKET		42,000
TOTAL MARKET VALUE		257,050
SOH/AGL Deduction		0
ASSESSED VALUE		257,050
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		257,050
TOTAL JUST VALUE		257,050
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		253,341

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,902	100		1,902	175,789
FGR	604	55		332	30,685
FOP	16	30		5	462
FSP	132	40		53	4,898
TOTALS	2,654			2,292	211,834

225 NW MALLARD PL, LAKE CITY

PERMIT NUM	DESCRIPTION	AMT	ISSUED
31371	MAINT/ALTR	0	08/21/2013

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1497/53	8/14/2023	WD	Q	I	01	279,900
GRANTOR: STEFANIK ALAN L						
GRANTEE: MORRIS JORDAN						
1375/0523	12/21/2018	WD	Q	I	01	155,000
GRANTOR: SHELTON R KEEN						
GRANTEE: ALAN L & KIMBERLY D						

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
1	0190	FPLC PF	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	20	84	UT	1.20	1.20	100	0	0	3	100	2,016	

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

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS= W26 FSP= W11 S12 E11 N12\$ S12 W34 S31 FGR= S20 E26N27 W12 S7 W14\$ E14 N7 E12 FOP= S2 E8 N2 W8\$ E8 S2 E26 N38\$.											

LAND DESCRIPTION												TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	70.00	195.00	1.00	LT		1.00	1.00	1.20	35,000.00	42,000.00	42,000							