LOT 4 FAIRWAY VIEW UNIT 3.
656-188, 906-926, WD 1040-1192
PB 1074-805, WD 1082-1318,

ARRINGTON ROBYN T/HANNA DENISE
239 NW MALLARD PL
LAKE CITY, FL 32055

2026

26-3S-16-02308-116

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

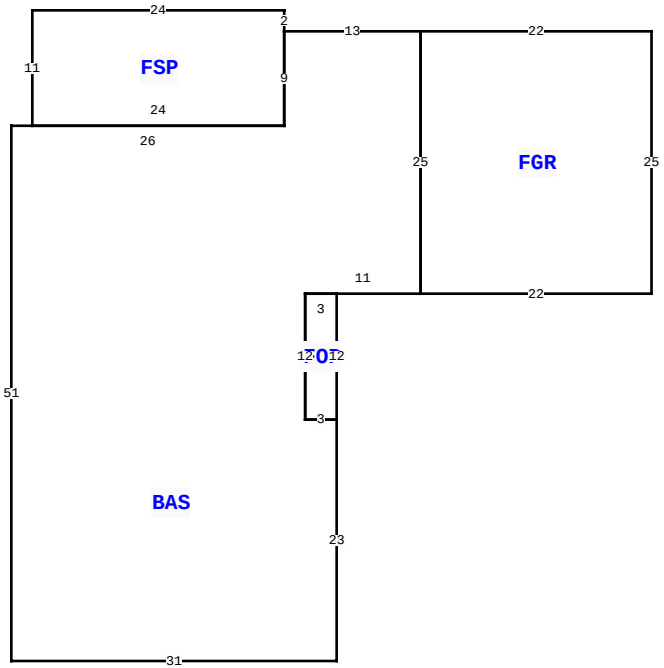
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
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	1,790	100		1,790	159,900
FGR	550	55		302	26,978
FOP	36	30		11	983
FSP	264	40		106	9,469
TOTALS	2,640			2,209	197,329

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,209	122.7050	137.43	303,583	1985	1985	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2018 Heated Area: 1790 HX Base Yr 2018



239 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		197,329
TOTAL MARKET OB/XF VALUE		9,620
TOTAL LAND VALUE - MARKET		42,000
TOTAL MARKET VALUE		248,949
SOH/AGL Deduction		82,626
ASSESSED VALUE		166,323
TOTAL EXEMPTION VALUE	HX HB 96	166,323
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		248,949
NCON VALUE		5,700
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		243,249

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052375	Generator	0	02/18/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1337/1440	5/22/2017	WD	U	I	19	149,500
GRANTOR: CAROLYN BROWN AS PR F						
GRANTEE: ROBYN T ARRINGTON &						
1295/1193	5/06/2015	WD	U	I	11	100
GRANTOR: CAROLYN BROWN AS PR F						
GRANTEE: CAROLYN BROWN, GLEN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W13 FSP= N2 W24 S11 E24 N9$ S9 W26 S51 E31 N23 FOP= N12 W3 S12 E3$ W3 N12 E11 FGR= E22 N25 W22 S25$ N25$.

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	2,000	
2	0294	SHED WOOD/	0	100	7	8	56.00	UT	7.50	7.50	100	1993	1993	3	100	420	
3	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	1,500	
4	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2026	2025		95	5,700	

LAND DESCRIPTION

TOTAL OB/XF 9,620

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-2	80.00	176.00	1.00	LT		1.00	1.00	1.20	35,000.00	42,000.00	42,000							

REVIEW DATE 05/25/2023 BY JB Total Acres: 0.32 Total Land Value: 42,000 Market: 0 Agricultural: 0 Common: 42,000 PRINTED 06/08/2026 BY SYS