

LOT 5 FAIRWAY VIEW UNIT 3.  
791-2342, DC 1054-1298, WD  
1060-299, WD 1339-2643,

KOGUTKIEWICZ NORBERT A  
255 NW MALLARD PL  
LAKE CITY, FL 32055

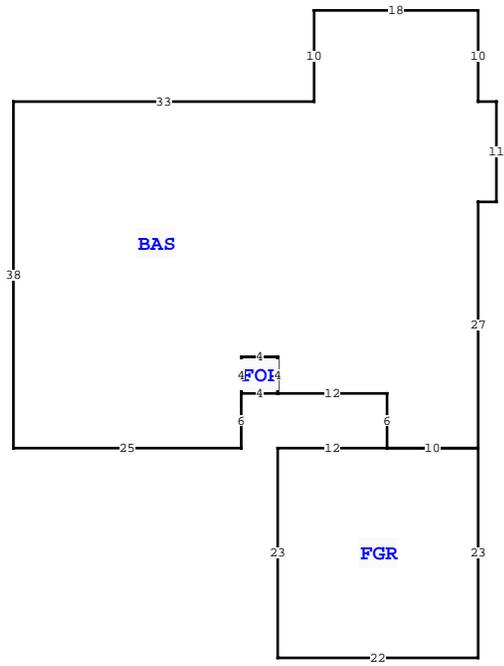
2026

26-3S-16-02308-117



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	08	IRREGULAR	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
BAS	2,028	100	
FGR	506	55	
FOP	16	30	
TOTALS	2,550		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,311	125.2350	140.26	324,141	1984	1990		0	0	35.00	65.00
1 SINGLE FAM 100% - 2018 Heated Area: 2028 HX Base Yr 2018												



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE		210,692	
TOTAL MARKET OB/XF VALUE		5,024	
TOTAL LAND VALUE - MARKET		42,000	
TOTAL MARKET VALUE		257,716	
SOH/AGL Deduction		83,227	
ASSESSED VALUE		174,489	
TOTAL EXEMPTION VALUE	HX HB 13	174,489	
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		257,716	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		260,957	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1339/2643	6/30/2017	WD Q	Q	I	01	150,000
GRANTOR: JEFFREY R & DEBORAH L						
GRANTEE: NORBERT A KOGUTKIEW						
1060/0299	9/29/2005	WD Q	Q	I		186,000
GRANTOR: ROBERT MANLEY						
GRANTEE: JEFFREY R & DEBORAH						

EXTRA FEATURES		255 NW MALLARD PL, LAKE CITY	
L N	OB/XF CODE	DESCRIPTION	BLD CAP
1	0180	FPLC 1STRY	0 100
2	0166	CONC,PAVMT	0 100

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	0180	FPLC 1STRY	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
2	0166	CONC,PAVMT	0 100	18	84	1,512.00	UT	2.00	2.00	100	0	0	3	100	3,024	
TOTAL OB/XF 5,024																

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W18 S10 W33 S38 E25 N6 FOP= E4 N4 W4 S4\$ N4 E4 S4 E12 S6	
FGR= W12 S23 E22 N23 W10\$ E10 N27 E2 N11 W2 N10\$.	

LAND DESCRIPTION		TOTAL OB/XF 5,024																						
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	100		RSF-2	85.00	160.00	1.00	LT		1.00	1.00	1.20	35,000.00	42,000.00	42,000							