LOT 6 FAIRWAY VIEW UNIT 3.
660-288, DC 1581-1458

GARNER DEBORAH RUTH
271 NW MALLARD PL
LAKE CITY, FL 32055

2027

26-3S-16-02308-118

BUILDING CHARACTERISTICS

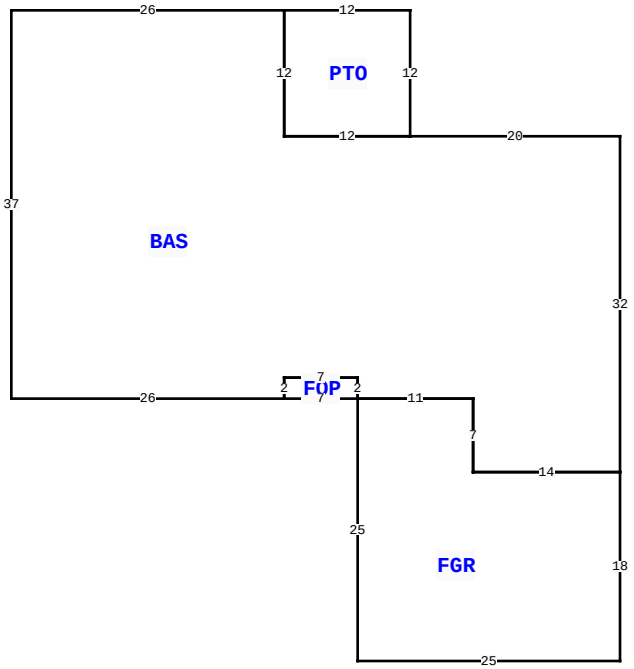
ELEMENT	CD	CONSTRUCTION
Exterior Wall	04	SINGLE SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	01	NONE 100
Stories	1.	1. 100
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	1,846	100		1,846	139,428
FGR	527	55		290	21,904
FOP	14	30		4	302
PTO	144	5		7	528
TOTALS	2,531			2,147	162,163

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,147	105.6330	116.20	249,481	1985	1985	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 1846 HX Base Yr



271 NW MALLARD PL, LAKE CITY

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

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	1,700	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		162,163
TOTAL MARKET OB/XF VALUE		2,900
TOTAL LAND VALUE - MARKET		42,000
TOTAL MARKET VALUE		207,063
SOH/AGL Deduction		84,958
ASSESSED VALUE		122,105
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		70,694
TOTAL JUST VALUE		207,063
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		210,008

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053811	Remodel	17,134	08/11/2025
26930	MAINT/ALTR	120	04/16/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0660/0288	5/24/1988	WD	Q	I		83,000
GRANTOR: HYLKEMA STEPHEN						
GRANTEE: GARNER ROBERT M &						
0558/0679	3/01/1985	WD	Q	I		82,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W26 S37 E26 FOP= E7 N2 W7 S2$ N2 E7 S2 FGR= S25 E25 N18 W14 N7 W11$ E11 S7 E14 N32W20 PTO= N12 W12 S12 E12 $ W12N12$.

LAND DESCRIPTION

TOTAL OB/XF 2,900

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	77.00	160.00	1.00	LT		1.00	1.00	1.20	35,000.00	42,000.00	42,000							

REVIEW DATE 03/20/2026 BY robin Total Acres: 0.28 Total Land Value: 42,000 Market: 0 Agricultural: 0 Common: 42,000 PRINTED 11/17/2026 BY SYS