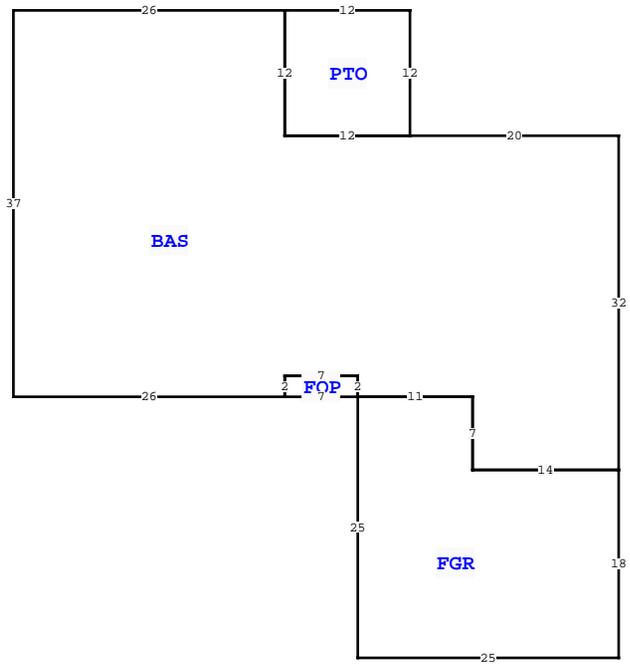


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	04	SINGLE SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	01	NONE 100
Stories	1.	1. 100
Architctual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	SINGLE FAM	100% - 0										Heated Area: 1846 HX Base Yr	



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	141,960
FGR	527	55		290	22,302
FOP	14	30		4	307
PTO	144	5		7	538
TOTALS	2,531			2,147	165,108

EXTRA FEATURES																
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	0166	CONC,PAVMT	0	100	0	0		1.00	UT 0.00	100	0	0	3	100	1,700	
2	0190	FPLC PF	0	100	0	0		1.00	UT 1,200.00	100	0	0	3	100	1,200	

271 NW MALLARD PL, LAKE CITY										BLD DATE		LGL DATE		
										XF DATE		LAND DATE	04/03/2025	MLU
										INC DATE		AG DATE		

COLUMBIA COUNTY PROPERTY		
VALUATION SUMMARY		
VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		165,108
TOTAL MARKET OB/XF VALUE		2,900
TOTAL LAND VALUE - MARKET		42,000
TOTAL MARKET VALUE		210,008
SOH/AGL Deduction		91,459
ASSESSED VALUE		118,549
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		67,138
TOTAL JUST VALUE		210,008
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										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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							