LOT 9 FAIRWAY VIEW UNIT 3.
581-192, 585-735, 644-495, DC
1173-817, PB 1174-299, WD 1214

MORTON WINSTON/MORTON VELMA
309 NW MALLARD PL
LAKE CITY, FL 32055

2027

26-3S-16-02308-121

BUILDING CHARACTERISTICS

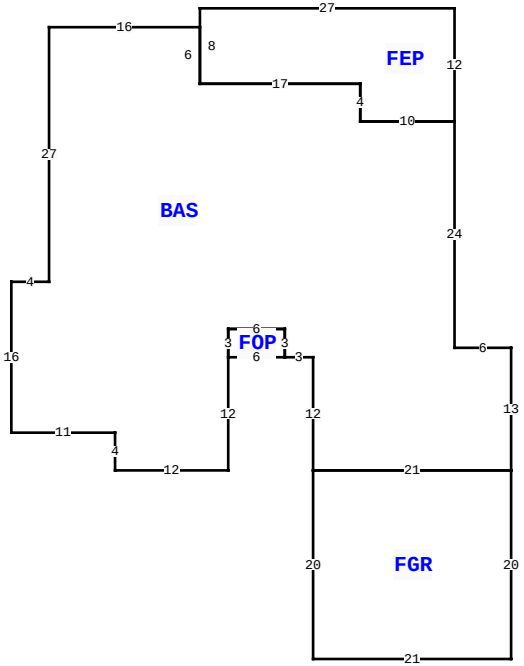
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	12	HARDWOOD 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	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	1,807	100		1,807	172,777
FEP	256	80		205	19,601
FGR	420	55		231	22,087
FOP	18	30		5	478
TOTALS	2,501			2,248	214,943

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,248	133.7292	147.10	330,681	1984	1984	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2018 Heated Area: 1807 HX Base Yr 2018



309 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	1,000	
2	0294	SHED WOOD/	0	100	8	8	64.00	UT	12.00	12.00	60	2009	2009	3	60	461	
3	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	300	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	214,943
TOTAL MARKET OB/XF VALUE	1,761
TOTAL LAND VALUE - MARKET	42,000
TOTAL MARKET VALUE	258,704
SOH/AGL Deduction	91,253
ASSESSED VALUE	167,451
TOTAL EXEMPTION VALUE	HX HB SX 101,411
BASE TAXABLE VALUE	66,040
TOTAL JUST VALUE	258,704
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	262,619

PERMIT NUM	DESCRIPTION	AMT	ISSUED
31056	MAINT/ALTR	70	05/20/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1340/1150	7/10/2017	WD	Q	I	01	170,000
GRANTOR: JANNA LAW DOCKERY & S						
GRANTEE: WINSTON & VELMA MOR						
1246/0566	12/11/2012	WD	Q	I	01	147,000
GRANTOR: ANTHONY M & BRENDA F						
GRANTEE: CONFIDENTIAL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W16 S27 W4 S16 E11 S4 E12 N12 FOP= E6 N3 W6 S3$ N3 E6 S3 E3 S12 FGR= S20 E21 N20W21$ E21 N13 W6 N24 FEP= N12W27 S8 E17 S4 E10$ W10 N4 W17 N6$.

LAND DESCRIPTION

TOTAL OB/XF 1,761

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	75.00	181.00	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: 0.31 Total Land Value: 42,000 Market: 0 Agricultural: 0 Common: 42,000 PRINTED 11/17/2026 BY SYS