

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

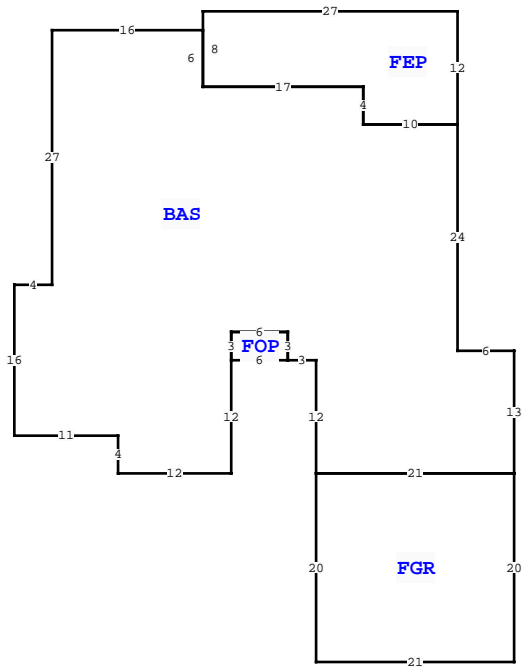
MORTON WINSTON/MORTON VELMA  
309 NW MALLARD PL  
LAKE CITY, FL 32055

**2026**

26-3S-16-02308-121

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	14	PREFIN MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	80
Interior Floor	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
BAS	1,807	100	
FEP	256	80	
FGR	420	55	
FOP	18	30	
TOTALS	2,501		

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%	2018	149.78	336,705	1984	1984	0	0	35.00	65.00
Heated Area: 1807 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			218,858
TOTAL MARKET OB/XF VALUE			1,761
TOTAL LAND VALUE - MARKET			42,000
TOTAL MARKET VALUE			262,619
SOH/AGL Deduction			100,045
ASSESSED VALUE			162,574
TOTAL EXEMPTION VALUE	HX HB SX		101,411
BASE TAXABLE VALUE			61,163
TOTAL JUST VALUE			262,619
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	Q	I	01	170,000
GRANTOR: JANNA LAW DOCKERY & S						
GRANTEE: WINSTON & VELMA MOR						
1246/0566	12/11/2012	WD Q	Q	I	01	147,000
GRANTOR: ANTHONY M & BRENDA F						
GRANTEE: CONFIDENTIAL						

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

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	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	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 03/24/2026 BY SYS																								