

LOT 10 FAIRWAY VIEW UNIT 3.  
DC LOUIS LEDENICAN 1028-2744,  
WD 1047-2024, WD 1053-1217,

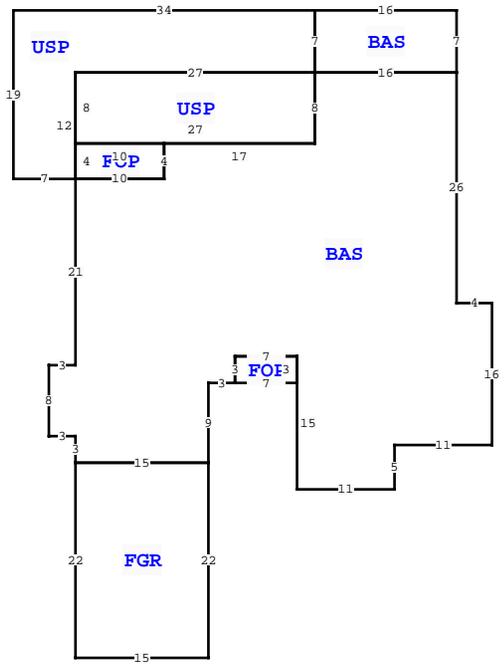
HOWELL GREGORY ALAN/HOWELL CASANDRA HUDSON  
325 NW MALLARD PL  
LAKE CITY, FL 32055

**2026**

26-3S-16-02308-122  
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BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	90
Exterior Wall	05	AVERAGE	10
Roof Structure	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	80
Interior Floor	13	LAM/VNLPLK	20
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
BAS	112	100	
BAS	1,632	100	
FGR	330	55	
FOP	21	30	
FOP	40	30	
USP	216	35	
USP	322	35	
TOTALS	2,673		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,133	128.8287	144.29	307,771	1983	1983	0	0	35.00	65.00
1 SINGLE FAM 100% - 2019 Heated Area: 1744 HX Base Yr 2019											



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			200,051
TOTAL MARKET OB/XF VALUE			2,874
TOTAL LAND VALUE - MARKET			42,000
TOTAL MARKET VALUE			244,925
SOH/AGL Deduction			84,296
ASSESSED VALUE			160,629
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			109,218
TOTAL JUST VALUE			244,925
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			244,925

PERMIT NUM	DESCRIPTION	AMT	ISSUED
10548	ADDN SFR	80	12/08/1995

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1367/1792	7/16/2018	WD Q	Q	I	01	160,000
GRANTOR: DEVIN J & CAROLE A RU						
GRANTEE: GREGORY ALAN & CASS						
1047/2024	5/23/2005	WD Q	Q	I		145,000
GRANTOR: LOIS L LEDENICAN						
GRANTEE: DEVIN J & CAROLE A						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	1,899
2	0120	CLFENCE	4	0	100	0	150.00	UT	6.50	6.50	975

TOTAL OB/XF											
2,874											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	0140	C	SFR GOLF	100		RSF-2	75.00	182.00	1.00	LT	1.00

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

BUILDING DIMENSIONS											
BAS= W16 USP= N7 W34 S19 E7 N12 E27\$ USP= W27 S8 FOP= S4E10 N4 W10\$ E27 N8\$ S8 W17 S4 W10 S21 W3 S8 E3 S3 FGR= S22 E15 N22 W15\$ E15 N9 E3 FOP= E7 N3 W7 S3\$N3 E7 S15 E11 N5 E11N16 W4 N26\$ BAS= N7 W16 S7 E16\$.											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	0140	C	SFR GOLF	100		RSF-2	75.00	182.00	1.00	LT	1.00