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

2027

26-3S-16-02308-122

BUILDING CHARACTERISTICS

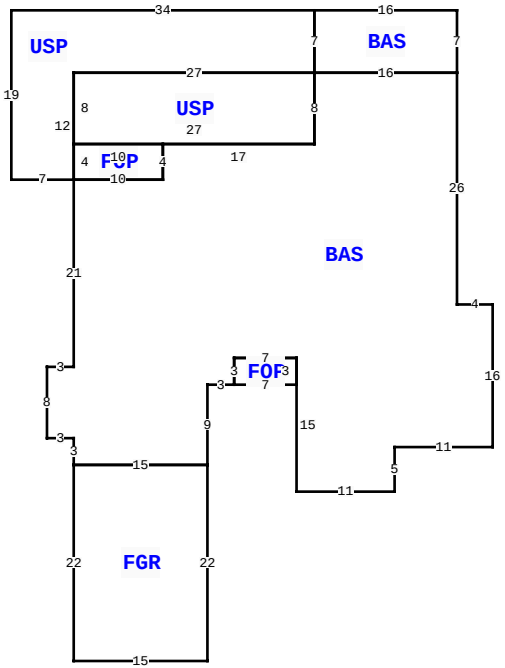
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	05	AVERAGE 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	13	LAM/VNLPLK 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	112	100		112	10,317
BAS	1,632	100		1,632	150,326
FGR	330	55		182	16,764
FOP	21	30		6	553
FOP	40	30		12	1,106
USP	216	35		76	7,001
USP	322	35		113	10,408
TOTALS	2,673			2,133	196,474

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	141.71	302,267	1983	1983	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2019 Heated Area: 1744 HX Base Yr 2019



325 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	1,899	
2	0120	CLFENCE 4	0	100	0	0	150.00	UT	6.50	6.50	100	2009	2009	3	100	975	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		196,474
TOTAL MARKET OB/XF VALUE		2,874
TOTAL LAND VALUE - MARKET		42,000
TOTAL MARKET VALUE		241,348
SOH/AGL Deduction		75,900
ASSESSED VALUE		165,448
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		114,037
TOTAL JUST VALUE		241,348
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	I	01	160,000
GRANTOR: DEVIN J & CAROLE A RU						
GRANTEE: GREGORY ALAN & CASS						
1047/2024	5/23/2005	WD	Q	I		145,000
GRANTOR: LOIS L LEDENICAN						
GRANTEE: DEVIN J & CAROLE A						

BUILDING NOTES

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

TOTAL OB/XF 2,874

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	182.00	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