LOT 11 FAIRWAY VIEW UNIT 3.

DC 1028-2744, WD 1047-2039, WD 1

MAYNE JEFFREY LYNN/MAYNE DINAH LEE
343 NW MALLARD PL
LAKE CITY, FL 32055

**2027**

**26-3S-16-02308-123**

## BUILDING CHARACTERISTICS

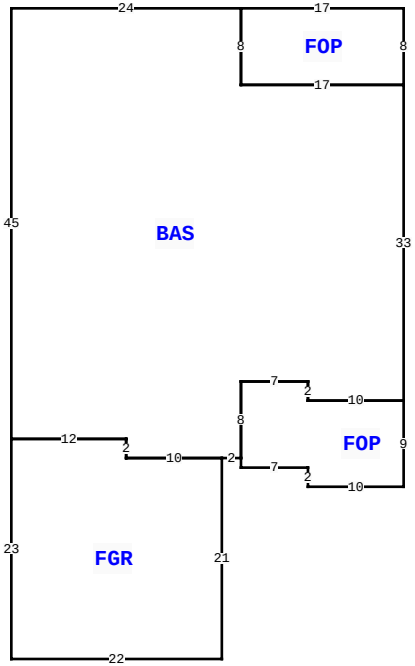
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 32 | HARDIE BRD 100 |
| Exterior Wall | 00 | N/A 0 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 13 | LAM/VNLPLK 100 |
| Interior Floo | 00 | N/A 0 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 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 | 1,651 | 100 | | 1,651 | 212,638 |
| FGR | 486 | 55 | | 267 | 34,388 |
| FOP | 136 | 30 | | 41 | 5,281 |
| FOP | 153 | 30 | | 46 | 5,924 |
| TOTALS | 2,426 | | | 2,005 | 258,231 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,005 | 121.9680 | 134.16 | 268,991 | 2021 | 2021 | 0 | 0 | 0 | 4.00 | 96.00 |

1 SINGLE FAM 100% - 2022 Heated Area: 1651 HX Base Yr 2022




343 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 | 680.00 | UT | 3.00 | 3.00 | 100 | 2022 | 2021 | | 100 | 2,040 | |

## COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 2 | Tax Dist: | |
| BUILDING MARKET VALUE | | 258,231 |
| TOTAL MARKET OB/XF VALUE | | 2,040 |
| TOTAL LAND VALUE - MARKET | | 42,000 |
| TOTAL MARKET VALUE | | 302,271 |
| SOH/AGL Deduction | | 40,558 |
| ASSESSED VALUE | | 261,713 |
| TOTAL EXEMPTION VALUE | HX HB DV | 61,411 |
| BASE TAXABLE VALUE | | 200,302 |
| TOTAL JUST VALUE | | 302,271 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 306,968 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 000042025 | Solar Power Syste | 37,500 | 05/27/2021 |
| 40626 | SFR | 0 | 09/29/2020 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | / V I | / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|---|
| 1435/2243 | 4/22/2021 | WD | Q | I | | 01 | 263,000 |
| GRANTOR: MAIN BLVD RENTAL LLC | | | | | | | |
| GRANTEE: MAYNE JEFFREY LYNN | | | | | | | |
| 1418/1132 | 8/31/2020 | WD | Q | V | | 01 | 27,800 |
| GRANTOR: DINIA K HUELSKAMP | | | | | | | |
| GRANTEE: MAIN BLVD RENTAL LL | | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[ORIG=60,10] S45 E12 S2 E10 E2 N8 E7 S2 E10 N33 W17 N8 W24 $
FGR=[ORIG=60,55] S23 E22 N21 W10 N2 W12 $
FOP=[ORIG=84,49] S8 S1 E7 S2 E10 N9 W10 N2 W7 $
FOP=[ORIG=84,10] S8 E17 N8 W17 $
.

## LAND DESCRIPTION

TOTAL OB/XF 2,040

| 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 | 0100 | C | SFR | 100 | | RSF-2 | 107.00 | 159.00 | 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: 0.39 Total Land Value: 42,000 Market: 0 Agricultural: 0 Common: 42,000 PRINTED 11/17/2026 BY SYS