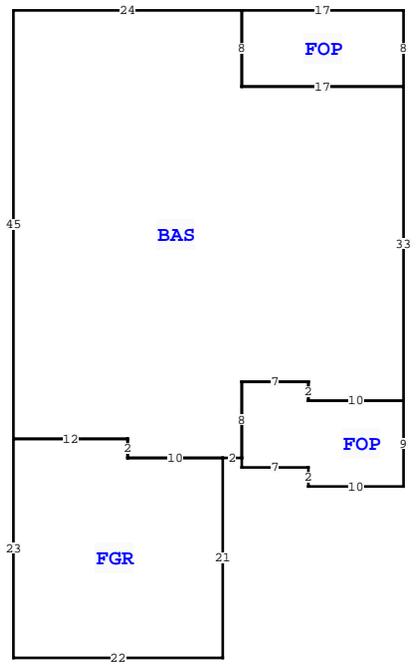


ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LAM/VNLPLK 100
Interior Floor	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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

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	136.60	273,883	2021	2021	0	0	0	4.00	96.00		
1 SINGLE FAM 100% - 2022 Heated Area: 1651 HX Base Yr 2022														



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	216,506
FGR	486	55		267	35,013
FOP	136	30		41	5,377
FOP	153	30		46	6,033
TOTALS	2,426			2,005	262,928

343 NW MALLARD PL, LAKE CITY

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

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			3.00	100	2022	2021		100	2,040	

COLUMBIA COUNTY PROPERTY VALUATION SUMMARY		
VALUATION BY	Tax Group: 2	STANDARD
BUILDING MARKET VALUE		262,928
TOTAL MARKET OB/XF VALUE		2,040
TOTAL LAND VALUE - MARKET		42,000
TOTAL MARKET VALUE		306,968
SOH/AGL Deduction		52,878
ASSESSED VALUE		254,090
TOTAL EXEMPTION VALUE	HX HB DV	61,411
BASE TAXABLE VALUE		192,679
TOTAL JUST VALUE		306,968
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		309,707

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	Q	I	01	263,000
GRANTOR: MAIN BLVD RENTAL LLC						
GRANTEE: MAYNE JEFFREY LYNN						
1418/1132	8/31/2020	WD Q	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																								
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	0100	C	SFR	100		RSF	2107.00	159.00	1.00	LT		1.00	1.00	1.20	35,000.00	42,000.00	42,000							