

LOT 12 FAIRWAY VIEW UNIT 3.
725-782, 976-1994, WD 1419-1010,

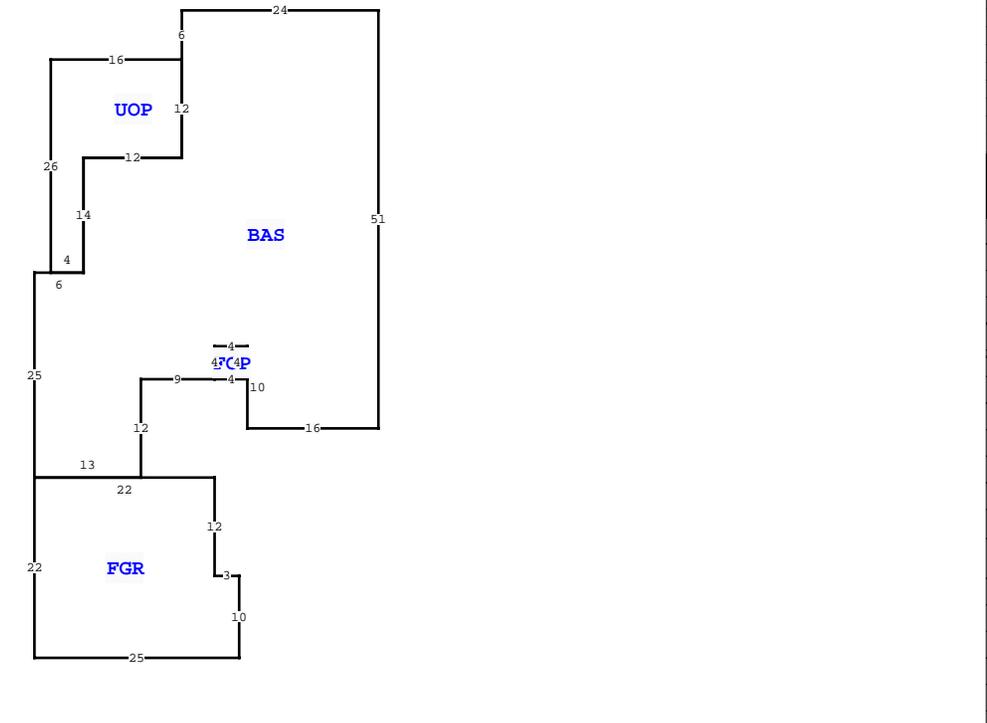
OXENDORF ERIC K/CUNEO MARY H
355 NW MALLARD PL
LAKE CITY, FL 32055

2026

26-3S-16-02308-124

BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	19 COMMON BRK 100
Roof Structur	08 IRREGULAR 100
Roof Cover	12 MODULAR MT 100
Interior Wall	05 DRYWALL 100
Interior Floo	15 HARDTILE 70
Interior Floo	13 LAM/VNLPK 30
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

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,056	138.9564	155.63	319,975	1984	1984	0	0	35.00	65.00



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,718	100		1,718	173,792
FGR	514	55		283	28,628
FOP	16	30		5	506
UOP	248	20		50	5,058
TOTALS	2,496			2,056	207,984

355 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
1	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100
3	0296	SHED METAL	0	100	8	10	80.00	UT	5.00	5.00	100

TOTAL OB/XF 2,800

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	52.00	242.00	1.00	LT	1.00

TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1.20	35,000.00	42,000.00	42,000							

COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	2
VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 2	Tax Dist:			
BUILDING MARKET VALUE	207,984			
TOTAL MARKET OB/XF VALUE	2,800			
TOTAL LAND VALUE - MARKET	42,000			
TOTAL MARKET VALUE	252,784			
SOH/AGL Deduction	16,500			
ASSESSED VALUE	236,284			
TOTAL EXEMPTION VALUE	HX HB 13 236,284			
BASE TAXABLE VALUE	0			
TOTAL JUST VALUE	252,784			
NCON VALUE	0			
INCOME VALUE				
PREVIOUS YEAR MKT VALUE	252,784			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048921	Remodel	20,135	12/28/2023
000044396	Roof Replacement	11,500	05/10/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1526/726	10/25/2024	LE	U	I	14	100

GRANTOR: OXENDORF ERIC K
GRANTEE: OXENDORF ERIC K (EN)
1459/2461 2/14/2022 WD Q I 01 265,000
GRANTOR: PONTON DAVID P
GRANTEE: OXENDORF ERIC K

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS= W24 S6 UOP= W16 S26 E4 N14 E12 N12\$ S12 W12 S14 W6 S25 FGR= S22 E25 N10 W3 N12 W22\$ E13 N12 E9 FOP= E4 N4 W4S4\$ N4 E4 S10 E16 N51\$.											