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

2027

26-3S-16-02308-124

BUILDING CHARACTERISTICS

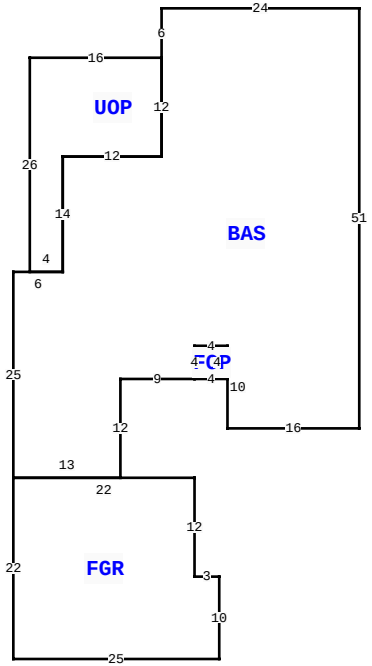
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 70
Interior Floo	13	LAM/VNLPLK 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
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	1,718	100		1,718	170,687
FGR	514	55		283	28,117
FOP	16	30		5	497
UOP	248	20		50	4,968
TOTALS	2,496			2,056	204,269

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	152.85	314,260	1984	1984	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2023 Heated Area: 1718 HX Base Yr 2023



355 NW MALLARD PL, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	204,269
TOTAL MARKET OB/XF VALUE	2,800
TOTAL LAND VALUE - MARKET	42,000
TOTAL MARKET VALUE	249,069
SOH/AGL Deduction	5,696
ASSESSED VALUE	243,373
TOTAL EXEMPTION VALUE	HX HB 13 243,373
BASE TAXABLE VALUE	0
TOTAL JUST VALUE	249,069
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

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$.

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	1,200	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
3	0296	SHED METAL	0	100	8	10	80.00	UT	5.00	5.00	100	1993	1993	3	100	400	

LAND DESCRIPTION

TOTAL OB/XF 2,800

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	52.00	242.00	1.00	LT		1.00	1.00	1.20	35,000.00	42,000.00	42,000							

REVIEW DATE 03/20/2026 BY robin Total Acres: 0.29 Total Land Value: 42,000 Market: 0 Agricultural: 0 Common: 42,000 PRINTED 11/17/2026 BY SYS