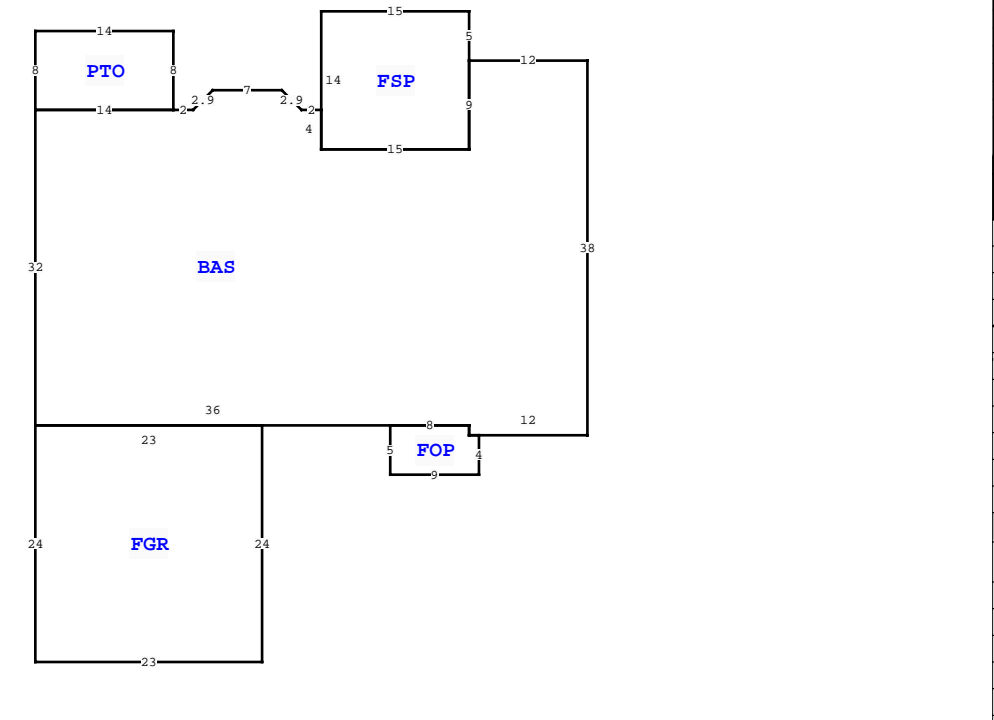


BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	16 WD FR STUC 100
Roof Structur	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	14 CARPET 80
Interior Floo	15 HARDTILE 20
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
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

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,229	123.9282	138.80	309,385	2003	2003	0	0	33.00	67.00	



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,822	100		1,822	169,439
FGR	552	55		304	28,271
FOP	44	30		13	1,209
FSP	210	40		84	7,812
PTO	112	5		6	558
<b>TOTALS</b>	<b>2,740</b>			<b>2,229</b>	<b>207,288</b>

324 NW MALLARD PL, LAKE CITY

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			207,288
TOTAL MARKET OB/XF VALUE			8,036
TOTAL LAND VALUE - MARKET			42,000
TOTAL MARKET VALUE			257,324
SOH/AGL Deduction			0
ASSESSED VALUE			257,324
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			257,324
TOTAL JUST VALUE			257,324
NCON VALUE			5,700
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			256,265

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053477	Generator		06/27/2025
000046299	Roof Replacement	18,010	01/19/2023
20626	SFR	320	04/22/2003

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1374/0591	12/10/2018	WD	Q	I	01	185,000
GRANTOR: HELEN C FISHTER						
GRANTEE: LC VIKING LLC						
1334/0785	3/27/2017	LE	U	I	14	100
GRANTOR: HELEN C FISHTER						
GRANTEE: HELEN FISHTER (LE) R						

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	0	0	1,168.00	UT	2.00	2.00	100	2003	2003	3	100	2,336	
2	0104	GENERATOR	0	0	0	1.00	UT	6,000.00	6,000.00	100	2026	2025		95	5,700	

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

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS= W12 FSP= N5 W15 S14 E15 N9S S9 W15 N4 W2 L2 U2 W7 D2 L2 W2 PTO= N8 W14 S8 E14S W14 S32 FGR= S24 E23 N24 W23S E36 FOP= S5 E9 N4 W1 N1 W8S E8 S1 E12 N38S.	

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	0140	C	SFR GOLF	0		RSF-2	75.00	180.00	1.00	LT		1.00	1.00	1.20	35,000.00	42,000.00	42,000							