LOT 18 FAIRWAY VIEW UNIT 3.
626-169, 960-650, LE 1334-785, W

LC VIKING LLC
8200 BIG VIEW DR
AUSTIN, TX 78730-1519

2027

26-3S-16-02308-126

BUILDING CHARACTERISTICS

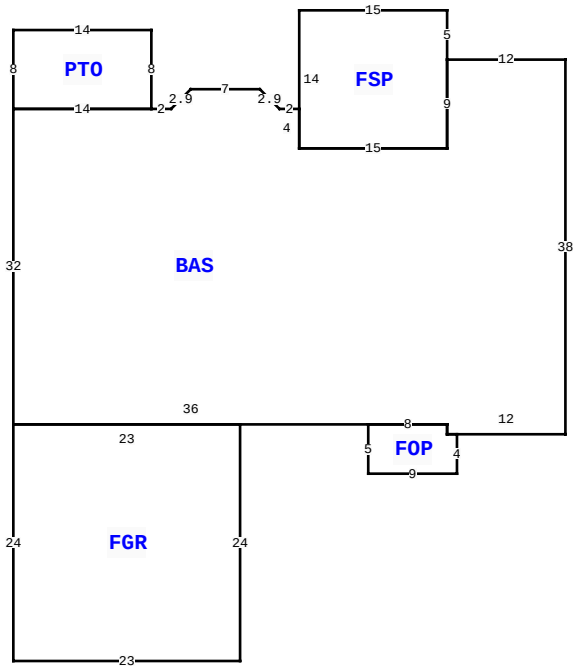
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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
NEIGHBORHOOD/LOC		26316.030 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,822	100		1,822	166,411
FGR	552	55		304	27,765
FOP	44	30		13	1,187
FSP	210	40		84	7,672
PTO	112	5		6	548
TOTALS	2,740			2,229	203,584

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	136.32	303,857	2003	2003	0	0	0	33.00	67.00

1 SINGLE FAM 0% - 0 Heated Area: 1822 HX Base Yr



324 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	203,584
TOTAL MARKET OB/XF VALUE	8,036
TOTAL LAND VALUE - MARKET	42,000
TOTAL MARKET VALUE	253,620
SOH/AGL Deduction	0
ASSESSED VALUE	253,620
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	253,620
TOTAL JUST VALUE	253,620
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	257,324

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						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W12 FSP= N5 W15 S14 E15 N9$ S9 W15 N4 W2 L2 U2 W7 D2 L2 W2 PTO= N8 W14 S8 E14$ W14 S32 FGR= S24 E23 N24 W23$ E36 FOP= S5 E9 N4 W1 N1 W8$ E8 S1 E12 N38$.

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

LAND DESCRIPTION

TOTAL OB/XF 8,036

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	0		RSF-2	75.00	180.00	1.00	LT		1.00	1.00	1.20	35,000.00	42,000.00	42,000							

REVIEW DATE 03/11/2026 BY robin Total Acres: 0.31 Total Land Value: 42,000 Market: 0 Agricultural: 0 Common: 42,000 PRINTED 11/17/2026 BY SYS