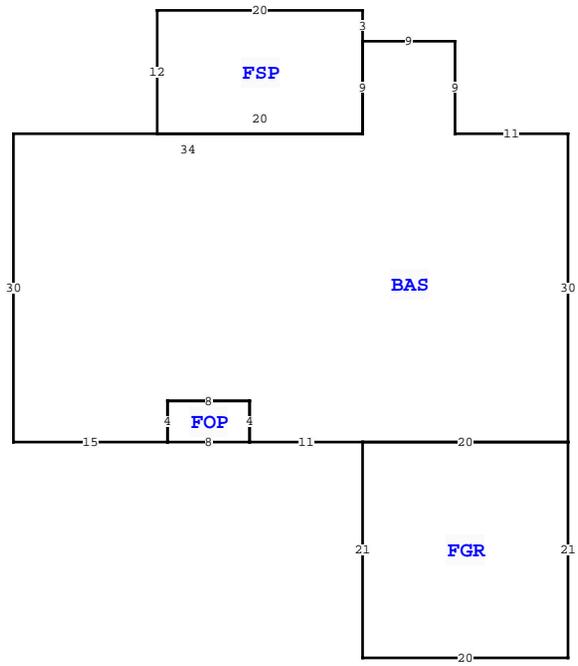




BUILDING CHARACTERISTICS		CONSTRUCTION			
ELEMENT	CD				
Exterior Wall	17	MSNRY STUC	100		
Roof Structur	08	IRREGULAR	100		
Roof Cover	03	COMP SHNGL	100		
Interior Wall	05	DRYWALL	100		
Interior Floo	14	CARPET	90		
Interior Floo	15	HARDTILE	10		
Air Condition	03	CENTRAL	100		
Heating Type	04	AIR DUCTED	100		
Bedrooms		3	100		
Bathrooms		2	100		
Frame		N/A	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	1,669	100		1,669	150,707
FGR	420	55		231	20,859
FOP	32	30		10	903
FSP	240	40		96	8,668
TOTALS	2,361			2,006	181,138

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	2,006	124.0371	138.92	278,674	1988	1988		0	0	35.00	65.00	
1 SINGLE FAM 0% - 2026 Heated Area: 1669 HX Base Yr													



COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	2
VALUATION SUMMARY				
VALUATION BY		STANDARD		
Tax Group: 2	Tax Dist:			
BUILDING MARKET VALUE		181,138		
TOTAL MARKET OB/XF VALUE		2,120		
TOTAL LAND VALUE - MARKET		42,000		
TOTAL MARKET VALUE		225,258		
SOH/AGL Deduction		0		
ASSESSED VALUE		225,258		
TOTAL EXEMPTION VALUE		0		
BASE TAXABLE VALUE		225,258		
TOTAL JUST VALUE		225,258		
NCON VALUE		0		
INCOME VALUE				
PREVIOUS YEAR MKT VALUE		225,258		

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1533/1099	2/11/2025	WD Q	Q	I	01	250,000
GRANTOR: MERRIFEILD MARK R						
GRANTEE: BAUER SUSAN						
0960/1254	8/14/2002	WD Q	Q	I		120,000
GRANTOR: DOROTHY L COOPERRIDER						
GRANTEE: NATALIE BRYANT (RE						

EXTRA FEATURES										
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0166	CONC, PAVMT	0	0	0	1.00	UT	0.00	0.00	1,820
2	0169	FENCE/WOOD	0	0	0	1.00	UT	0.00	0.00	300

TOTAL OB/XF														2,120		
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE										04/03/2025	MLU
308 NW MALLARD PL, LAKE CITY																

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS= W11 N9 W9 FSP= N3 W20 S12 E20 N9\$ S9 W34 S30 E15 FOP= E8 N4 W8 S4\$ N4 E8 S4 E11 FGR= S21E20 N21 W20\$ E20 N30\$.									

LAND DESCRIPTION										TOTAL OB/XF										2,120				
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							