LOT 19 FAIRWAY VIEW UNIT 3.
622-547, DC 902-862, LE 960-1254

BAUER SUSAN/BAUER MACE
5421 COUNTY ROAD 240
LAKE CITY, FL 32024

2027

26-3S-16-02308-127

BUILDING CHARACTERISTICS

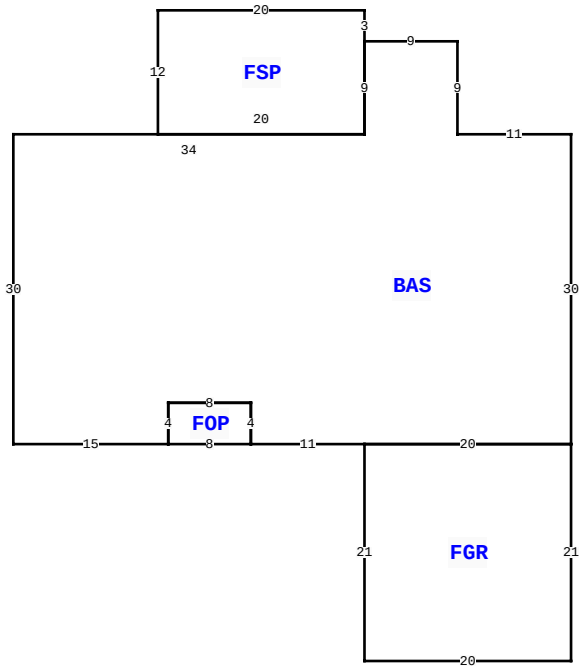
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame		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	148,017
FGR	420	55		231	20,487
FOP	32	30		10	887
FSP	240	40		96	8,514
TOTALS	2,361			2,006	177,904

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	136.44	273,699	1988	1988	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2026 Heated Area: 1669 HX Base Yr



308 NW MALLARD PL, LAKE CITY

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

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	1.00	UT	0.00	0.00	100	0	0	3	100	1,820	
2	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	300	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	177,904
TOTAL MARKET OB/XF VALUE	2,120
TOTAL LAND VALUE - MARKET	42,000
TOTAL MARKET VALUE	222,024
SOH/AGL Deduction	0
ASSESSED VALUE	222,024
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	222,024
TOTAL JUST VALUE	222,024
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	I	01	250,000
GRANTOR: MERRIFEILD MARK R						
GRANTEE: BAUER SUSAN						
0960/1254	8/14/2002	WD	Q	I		120,000
GRANTOR: DOROTHY L COOPERRIDER						
GRANTEE: NATALIE BRYANT (RE						

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

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 04/29/2025 BY TP Total Acres: 0.31 Total Land Value: 42,000 Market: 0 Agricultural: 0 Common: 42,000 PRINTED 11/17/2026 BY SYS