

LOT 20 FAIRWAY VIEW UNIT 3.  
682-483, DC 1318-2043,  
(QCD 1343-1390;LE),

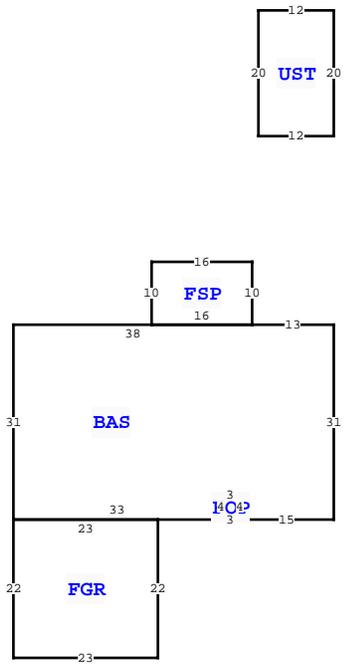
MCNAMARA SYLVIA R (LIFE EST)  
294 NW MALLARD PL  
LAKE CITY, FL 32055

**2026**

26-3S-16-02308-128  
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BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	70
Interior Floor	06	VINYL ASB	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		1.5	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
BAS	1,569	100	
FGR	506	55	
FOP	12	30	
FSP	160	40	
UST	240	45	
TOTALS	2,487		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	2,023	120.1970	134.62	272,336	1989	1989	0	0	35.00	65.00		
1 SINGLE FAM 0% - 2025 Heated Area: 1569 HX Base Yr													



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			177,018
TOTAL MARKET OB/XF VALUE			3,492
TOTAL LAND VALUE - MARKET			42,000
TOTAL MARKET VALUE			222,510
SOH/AGL Deduction			67,619
ASSESSED VALUE			154,891
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			154,891
TOTAL JUST VALUE			222,510
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			222,510

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043726	Roof Replacement	12,680	02/16/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1343/1390	8/29/2017	LE	U	I	14	100
GRANTOR: SYLVIA R MCNAMARA (RE)						
GRANTEE: RUTH ANNE DEWOODY E						
0682/0483	4/21/1989	WD	Q	V		17,000
GRANTOR: FULBRIGHT MURPHY						
GRANTEE: MCNAMARA ARTHUR						

EXTRA FEATURES														294 NW MALLARD PL, LAKE CITY			
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	0	1.00	UT	0.00	0.00	100	0	0	3	100	1,800	
2	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	1989	1989	3	100	1,200	
3	0252	LEAN-TO W/	0	0	8	12	96.00	UT	2.00	2.00	100	1993	1993	3	100	192	
4	0120	CLFENCE	4	0	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	300	
TOTALS																3,492	

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

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS= W13 FSP= N10W16 S10 E16\$W38 S31 FGR= S22 E23 N22 W23\$E33 FOP= E3 N4 W3 S4\$ N4 E3 S4 E15 N31\$ PTR=N30 UST= N20 W12 S20 E12\$ S30\$.	

LAND DESCRIPTION										TOTAL OB/XF														
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	65.00	180.00	1.00	LT		1.00	1.00	1.20	35,000.00	42,000.00	42,000							