

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

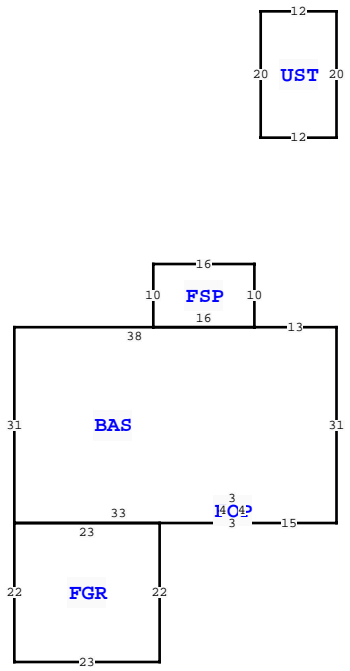
MCNAMARA SYLVIA R (LIFE EST)
294 NW MALLARD PL
LAKE CITY, FL 32055

2026

26-3S-16-02308-128
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BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
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 Units	05	CONV 100 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	1,569	100		1,569	137,292
FGR	506	55		278	24,326
FOP	12	30		4	350
FSP	160	40		64	5,600
UST	240	45		108	9,450
TOTALS	2,487			2,023	177,018

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	SINGLE FAM	0%	- 2025									
				Heated Area: 1569								
					HX Base Yr							



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
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																	
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	
													TOTAL OB/XF	3,492			

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

BUILDING DIMENSIONS												
BAS= W13 FSP= N10W16 S10 E16SW38 S31 FGR= S22 E23 N22 W23SE33												
FOP= E3 N4 W3 S4\$ N4 E3 S4 E15 N31\$ PTR=N30 UST= N20 W12 S20												
E12\$ S30\$.												

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	65.00	180.00	1.00	LT		1.00	1.00	1.20	35,000.00	42,000.00	42,000							