LOT 20 FAIRWAY VIEW UNIT 3.
682-483, DC 1318-2043, LE 1343-1

DEWOODY RUTH ANNE/COVEY SHARON
150 SW JACK GLN
LAKE CITY, FL 32024

2027

26-3S-16-02308-128

BUILDING CHARACTERISTICS

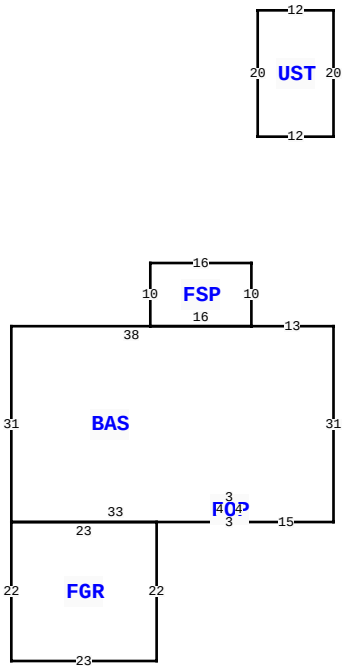
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	06	VINYL ASB 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,569	100		1,569	134,844
FGR	506	55		278	23,892
FOP	12	30		4	344
FSP	160	40		64	5,500
UST	240	45		108	9,282
TOTALS	2,487			2,023	173,863

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	132.22	267,481	1989	1989	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2025 Heated Area: 1569 HX Base Yr



294 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	1,800	
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	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	300	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	173,863
TOTAL MARKET OB/XF VALUE	3,492
TOTAL LAND VALUE - MARKET	42,000
TOTAL MARKET VALUE	219,355
SOH/AGL Deduction	48,975
ASSESSED VALUE	170,380
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	170,380
TOTAL JUST VALUE	219,355
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						

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 3,492

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

REVIEW DATE 05/25/2023 BY JB Total Acres: 0.27 Total Land Value: 42,000 Market: 0 Agricultural: 0 Common: 42,000 PRINTED 11/17/2026 BY SYS