



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 90			
Interior Floo	08	SHT VINYL 10			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		3 100			
Bathrooms		2 100			
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	2,262	100		2,262	200,240
FGR	484	55		266	23,548
FOP	30	30		9	797
FSP	144	40		58	5,134
TOTALS	2,920			2,595	229,718

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 2013	136.19	353,413	1985	1985	0	0	35.00	65.00

Heated Area: 2262 HX Base Yr 2013

276 NW MALLARD PL, LAKE CITY

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

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COLUMBIA COUNTY PROPERTY VALUATION SUMMARY	
VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	229,718
TOTAL MARKET OB/XF VALUE	3,000
TOTAL LAND VALUE - MARKET	42,000
TOTAL MARKET VALUE	274,718
SOH/AGL Deduction	103,198
ASSESSED VALUE	171,520
TOTAL EXEMPTION VALUE	HX HB WX 56,411
BASE TAXABLE VALUE	115,109
TOTAL JUST VALUE	274,718
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	274,718

SALE:1:1: LOT 21

PERMIT NUM	DESCRIPTION	AMT	ISSUED
28045	REMODEL	170	08/31/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1565/1640	4/08/2026	LE U	I	14		100

GRANTOR: DOCKERY CECILE (ENH L)
GRANTEE: DOCKERY CECILE J LI
1225/0049 11/16/2011 WD Q I 01 165,000
GRANTOR: OORLOG
GRANTEE: DOCKERY

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	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	1,750	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
3	0258	PATIO	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	50	

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W12 N10 W12 FSP= N2 W12S12E12N10S\$S10W34 S36 E20 N3 FOP= E6 N5 W6 S5\$ N5 E6 S5 E14 S11 FGR= W2 S22 E22 N22 W20\$ E18 N44\$.

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	100		RSF	2105.00	174.00	1.00	LT		1.00	1.00	1.20	35,000.00	42,000.00	42,000							