LOT 21 FAIRWAY VIEW UNIT 3.

829-2041, 848-2159, WD 1225-49,

DOCKERY CECILE
276 NW MALLARD PL
LAKE CITY, FL 32055

2027

26-3S-16-02308-129

BUILDING CHARACTERISTICS

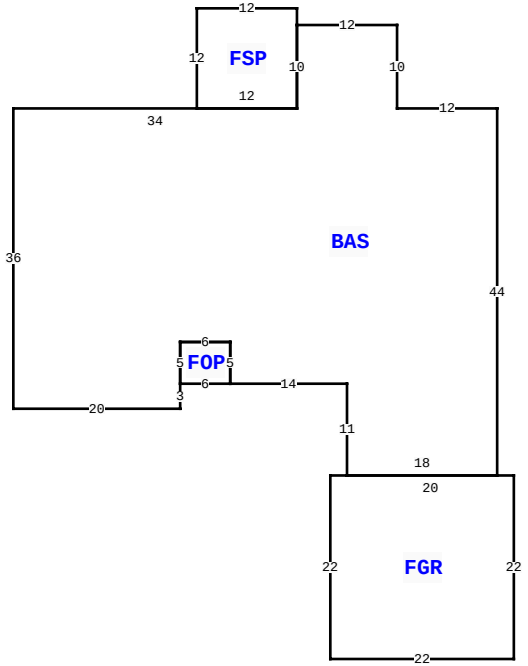
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	196,667
FGR	484	55		266	23,127
FOP	30	30		9	783
FSP	144	40		58	5,043
TOTALS	2,920			2,595	225,620

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,595	121.5984	133.76	347,107	1985	1985	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2013 Heated Area: 2262 HX Base Yr 2013



276 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	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	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		225,620
TOTAL MARKET OB/XF VALUE		3,000
TOTAL LAND VALUE - MARKET		42,000
TOTAL MARKET VALUE		270,620
SOH/AGL Deduction		93,954
ASSESSED VALUE		176,666
TOTAL EXEMPTION VALUE	HX HB WX	56,411
BASE TAXABLE VALUE		120,255
TOTAL JUST VALUE		270,620
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						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W12 N10 W12 FSP= N2 W12S12E12N10$S10W34 S36 E20 N3 FOP= E6 N5 W6 S5$ N5 E6 S5 E14 S11 FGR= W2 S22 E22 N22 W20$ E18 N44$.

LAND DESCRIPTION

TOTAL OB/XF 3,000

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	100		RSF-	2105.00	174.00	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: 0.42 Total Land Value: 42,000 Market: 0 Agricultural: 0 Common: 42,000 PRINTED 11/17/2026 BY SYS