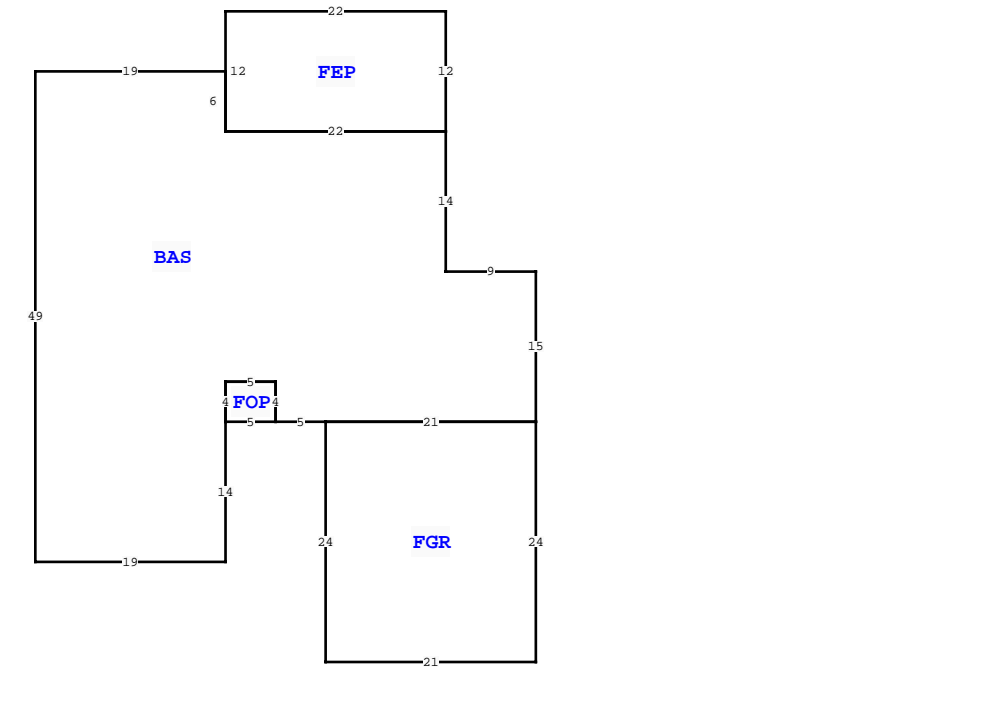


ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 50
Exterior Wall	19	COMMON BRK 50
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 50
Interior Floor	13	LAM/VNLPLK 30
Interior Floor	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectural	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	07	07

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
0100	01	2,178	128.0664	143.43	312,391	1986	1986		0	0	35.00	65.00		
1 SINGLE FAM 100% - 2022 Heated Area: 1684 HX Base Yr 2022														



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,684	100		1,684	156,998
FEP	264	80		211	19,672
FGR	504	55		277	25,825
FOP	20	30		6	560
TOTALS	2,472			2,178	203,054

256 NW MALLARD PL, LAKE CITY

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

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	1,000	
2	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
3	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,000	

TOTAL OB/XF 4,000

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	2111.00	171.00	1.00	LT		1.00	1.00	1.20	35,000.00	42,000.00	42,000							

COLUMBIA COUNTY PROPERTY VALUATION SUMMARY			
VALUATION BY	Tax Group: 2	Tax Dist:	STANDARD
BUILDING MARKET VALUE			203,054
TOTAL MARKET OB/XF VALUE			4,000
TOTAL LAND VALUE - MARKET			42,000
TOTAL MARKET VALUE			249,054
SOH/AGL Deduction			36,568
ASSESSED VALUE			212,486
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			161,075
TOTAL JUST VALUE			249,054
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			249,054

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046767	Roof Replacement	25,256	03/17/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1447/2013	9/20/2021	WD	Q	I	01	233,000
GRANTOR: HICKEY JORDAN R						
GRANTEE: EDWARDS STACY LYNN						
1320/2124	8/22/2016	WD	U	I	11	100
GRANTOR: SURINDER LALL						
GRANTEE: JORDAN R HICKEY						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W19 S49 E19 N14 FOP= E5N4 W5 S4\$ N4 E5 S4 E5 FGR= S24 E21 N24 W21\$ E21 N15 W9 N14 FEP= N12 W22 S12 E22\$ W22N6\$.	