LOT 22 FAIRWAY VIEW UNIT 3.
599-137, 936-568, 943-1517, WD 1

EDWARDS STACY LYNN/VICKERY LAURENCE RICHARD
256 NW MALLARD PL
LAKE CITY, FL 32055

2027

26-3S-16-02308-130

BUILDING CHARACTERISTICS

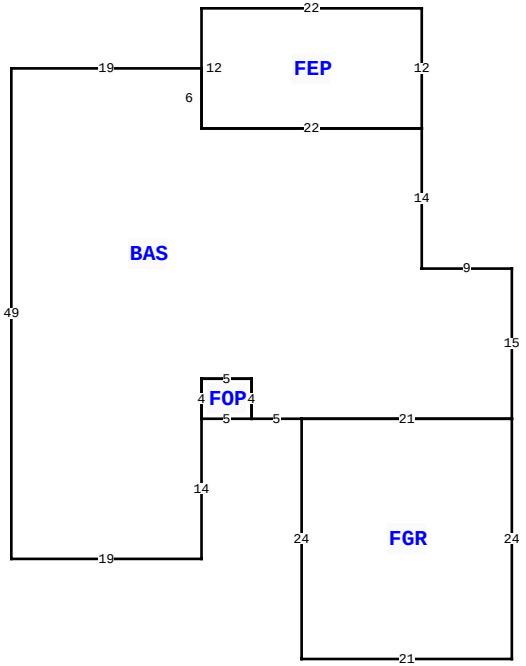
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 50
Exterior Wall	19	COMMON BRK 50
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 50
Interior Floo	13	LAM/VNLPLK 30
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
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	1,684	100		1,684	154,196
FEP	264	80		211	19,321
FGR	504	55		277	25,364
FOP	20	30		6	549
TOTALS	2,472			2,178	199,430

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	140.87	306,815	1986	1986	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2022 Heated Area: 1684 HX Base Yr 2022



256 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	1,000	
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	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		199,430
TOTAL MARKET OB/XF VALUE		4,000
TOTAL LAND VALUE - MARKET		42,000
TOTAL MARKET VALUE		245,430
SOH/AGL Deduction		26,569
ASSESSED VALUE		218,861
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		167,450
TOTAL JUST VALUE		245,430
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$.

LAND DESCRIPTION

TOTAL OB/XF 4,000

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-2	111.00	171.00	1.00	LT		1.00	1.00	1.20	35,000.00	42,000.00	42,000							

REVIEW DATE 03/20/2026 BY robin Total Acres: 0.44 Total Land Value: 42,000 Market: 0 Agricultural: 0 Common: 42,000 PRINTED 11/17/2026 BY SYS