LOT 24 FAIRWAY VIEW UNIT 3.

DC 812-826, PB 1182-1772, PB 119

THE THEOS TRUST
3811 TURNING TIDES TER
BRADENTON, FL 34208

2027

26-3S-16-02308-132

BUILDING CHARACTERISTICS

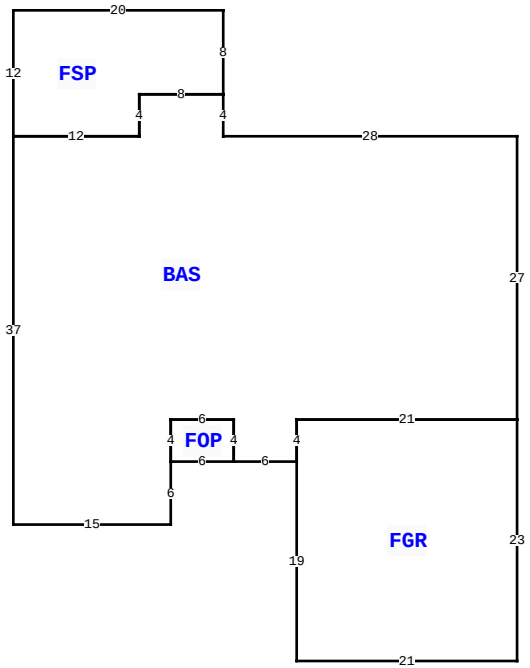
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	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	1,502	100		1,502	157,214
FGR	483	55		266	27,842
FOP	24	30		7	733
FSP	208	40		83	8,687
TOTALS	2,217			1,858	194,476

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,858	126.8685	139.56	259,302	1987	2000	0	0	0	25.00	75.00

1 SINGLE FAM 0% - 2024 Heated Area: 1502 HX Base Yr



216 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	1,200	
2	0180	FPLC 1STRY	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
3	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	400	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	194,476
TOTAL MARKET OB/XF VALUE	3,600
TOTAL LAND VALUE - MARKET	38,500
TOTAL MARKET VALUE	236,576
SOH/AGL Deduction	0
ASSESSED VALUE	236,576
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	236,576
TOTAL JUST VALUE	236,576
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	240,102

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1499/14	4/20/2023	QC	U	I	11	100
GRANTOR: DOMINION REAL ESTATE						
GRANTEE: THE THEOS TRUST						
1462/1790	3/17/2022	QC	U	I	11	100
GRANTOR: DOMINION ESTATE LLC						
GRANTEE: DOMINION REAL ESTAT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W28 N4 FSP= N8 W20 S12 E12 N4 E8$ W8 S4 W12 S37 E15 N6 FOP= E6 N4 W6 S4$ N4 E6 S4E6 FGR= S19 E21 N23 W21 S4$ N4 E21 N27$.

LAND DESCRIPTION

TOTAL OB/XF 3,600

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	107.00	126.00	1.00	LT		1.00	1.00	1.10	35,000.00	38,500.00	38,500							

REVIEW DATE 05/25/2023 BY JB Total Acres: 0.31 Total Land Value: 38,500 Market: 0 Agricultural: 0 Common: 38,500 PRINTED 11/17/2026 BY SYS