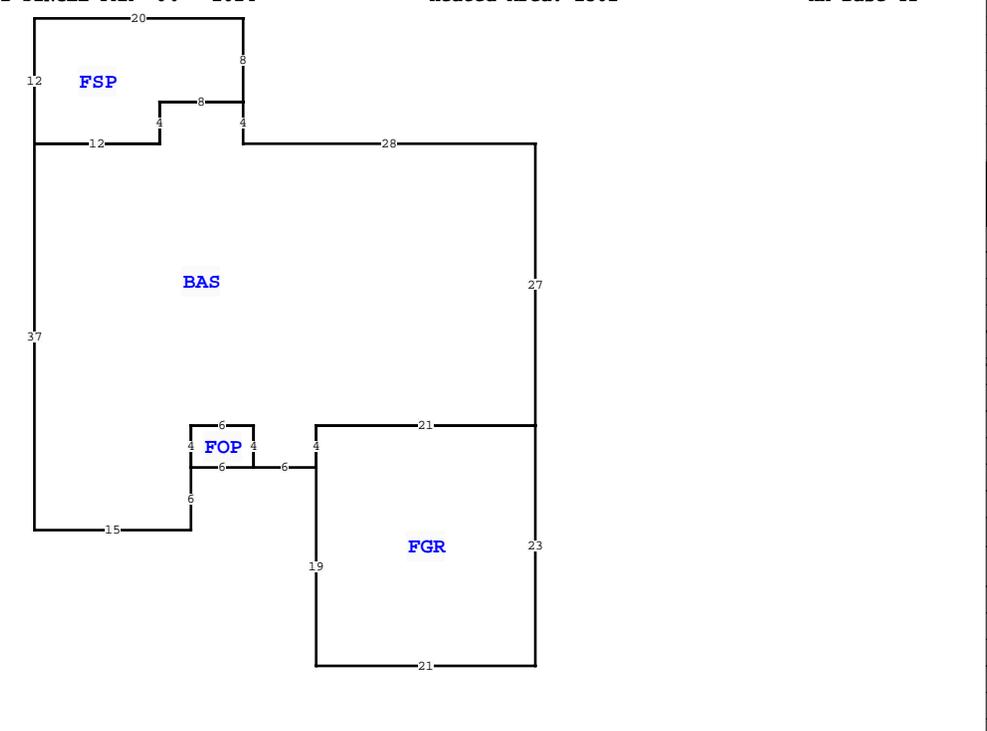


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	32 HARDIE BRD 100
Roof Structur	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	13 LAM/VNLPLK 50
Interior Floor	14 CARPET 50
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2.5 100
Frame	01 NONE 100
Stories	1. 1. 100
Architectual Units	05 CONV 100 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	1,858	126.8685	142.09	264,003	1987	2000	0	0	25.00	75.00		



DOR CODE		MAP NUM		NEIGHBORHOOD/LOC	
0100	SINGLE FAMILY		06	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	160,064
FGR	483	55		266	28,347
FOP	24	30		7	746
FSP	208	40		83	8,845
<b>TOTALS</b>	<b>2,217</b>			<b>1,858</b>	<b>198,002</b>

216 NW MALLARD PL, LAKE CITY

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

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	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	

TOTAL OB/XF 3,600

LAND DESCRIPTION																								
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	0		RSF-2107.00	126.00		1.00	LT		1.00	1.00	1.10	35,000.00	38,500.00	38,500							

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		198,002	
TOTAL MARKET OB/XF VALUE		3,600	
TOTAL LAND VALUE - MARKET		38,500	
TOTAL MARKET VALUE		240,102	
SOH/AGL Deduction		0	
ASSESSED VALUE		240,102	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		240,102	
TOTAL JUST VALUE		240,102	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		242,742	

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\$.													