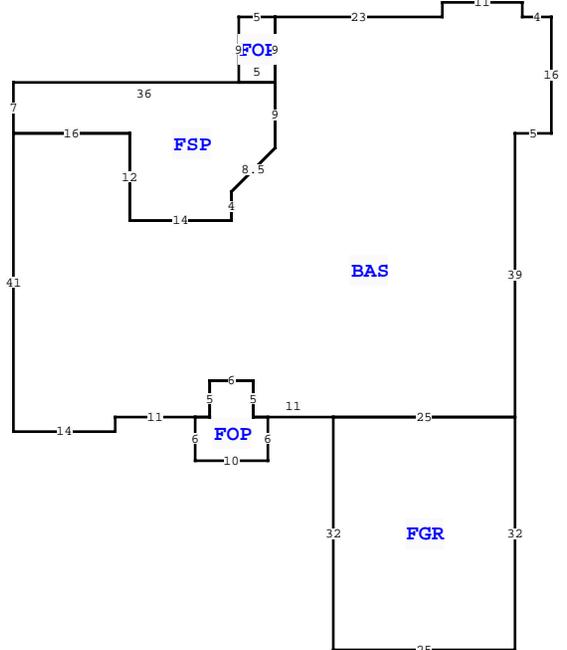




ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	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	3,782	128.4800	146.47	553,950	1998	1998		0	0	27.00	73.00	
1 SINGLE FAM 100% - 2020 Heated Area: 3121 HX Base Yr 2020													



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,121	100		3,121	333,707
FGR	800	55		440	47,046
FOP	45	30		14	1,497
FOP	90	30		27	2,887
FSP	450	40		180	19,246
<b>TOTALS</b>	<b>4,506</b>			<b>3,782</b>	<b>404,384</b>

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	1,853.00	UT	1.50	1.50	100	1998	1998	3	100	2,780	
2	0030	BARN, MT	0	100	0	0	1.00	UT	6,300.00	6,300.00	100	2023	2022		100	6,300	
3	0030	BARN, MT	0	100	0	0	1.00	UT	15,600.00	15,600.00	100	2023	2022		100	15,600	

EXTRA FEATURES															
172 NW MALLARD PL, LAKE CITY															
BLD DATE		10/29/1998		CM		LGL DATE				LAND DATE		04/14/2026		MLU	
XF DATE						AG DATE									

COLUMBIA COUNTY PROPERTY				PAGE 1 of 1				2			
VALUATION SUMMARY											
VALUATION BY				STANDARD							
Tax Group: 2		Tax Dist:									
BUILDING MARKET VALUE				404,384							
TOTAL MARKET OB/XF VALUE				24,680							
TOTAL LAND VALUE - MARKET				84,000							
TOTAL MARKET VALUE				513,064							
SOH/AGL Deduction				136,042							
ASSESSED VALUE				377,022							
TOTAL EXEMPTION VALUE				HX HB 13 377,022							
BASE TAXABLE VALUE				0							
TOTAL JUST VALUE				513,064							
NCON VALUE				0							
INCOME VALUE											
PREVIOUS YEAR MKT VALUE				511,410							

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1509/1101	2/26/2024	LE	U	I	14	100

BUILDING NOTES							
GRANTOR: WITTENBORN MICHAEL H							
GRANTEE: WITTENBORN MICHAEL							
1384/1818	5/15/2019	WD	Q	I	01	317,000	
GRANTOR: FREDRICK R SCHELLER A							
GRANTEE: MICHAEL H WITTENBOR							

BUILDING DIMENSIONS													
BAS= W4 N2 W11 S2 W23 FOP= W5 S9 E5 N9\$ S9 FSP= W36 S7 E16 S12 E14 N4 R6 U6 N9\$ S9 D6 L6 S4 W14 N12 W16 S41 E14 N2 E11 FOP= S6 E10 N6 W2 N5 W6 S5 W2\$ E2 N5 E6 S5 E11 FGR= S32 E25 N32 W25\$ E25 N39 E5 N16\$.													

LAND DESCRIPTION														TOTAL OB/XF 24,680													
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-2	2209.00	69.00	1.00	LT		1.00	1.00	1.20	35,000.00	42,000.00	42,000										
2	0000	C	VAC RES	100		RSF-2	75.00	197.00	1.00	LT		1.00	1.00	1.20	35,000.00	42,000.00	42,000										