LOTS 36 & 37 FAIRWAY VIEW UNIT 3
776-1429, 798-1717, 798-1719, 85

WITTENBORN MICHAEL H
172 NW MALLARD PL
LAKE CITY, FL 32055

2027

26-3S-16-02308-145

BUILDING CHARACTERISTICS

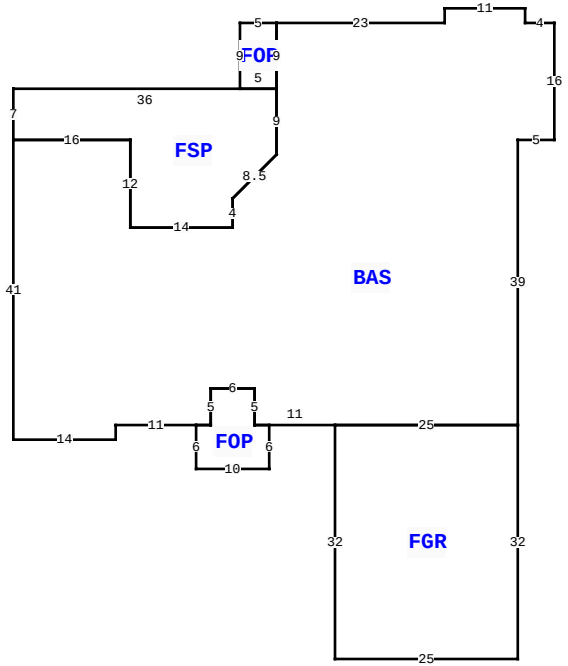
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	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	3,121	100		3,121	321,996
FGR	800	55		440	45,395
FOP	45	30		14	1,445
FOP	90	30		27	2,786
FSP	450	40		180	18,570
TOTALS	4,506			3,782	390,192

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	141.33	534,510	1998	1998	0	0	0	27.00	73.00

1 SINGLE FAM 100% - 2020 Heated Area: 3121 HX Base Yr 2020



172 NW MALLARD PL, LAKE CITY

BLD DATE	10/29/1998 CM	LGL DATE	
XF DATE		LAND DATE	04/14/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		390,192
TOTAL MARKET OB/XF VALUE		24,680
TOTAL LAND VALUE - MARKET		84,000
TOTAL MARKET VALUE		498,872
SOH/AGL Deduction		110,539
ASSESSED VALUE		388,333
TOTAL EXEMPTION VALUE	HX HB 13	388,333
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		498,872
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		505,968

SALE:2:1: LOT 37 FAIRWAY VIEW UNIT III--OWNS LOT 3

SALE:1:1: SALE INCLUDED RE# 02308-144

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052289	Roof Replacement	52,465	02/11/2025
000052090	Generator	0	01/16/2025
000045653	Storage Building	6,933	10/10/2022

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
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 NOTES

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$.

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	1,853.00	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	

LAND DESCRIPTION

TOTAL OB/XF 24,680

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	209.00	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							

REVIEW DATE 04/14/2025 BY chuck Total Acres: 0.67 Total Land Value: 84,000 Market: 0 Agricultural: 0 Common: 84,000 PRINTED 11/17/2026 BY SYS