LOT 14 FAIRWAY VIEW UNIT 3.
740-347, 873-153, 889-805, TR 15

KELLY TERRY M/KELLY VERONICA A
366 NW MALLARD PL
LAKE CITY, FL 32055

2027

27-3S-16-02310-006

BUILDING CHARACTERISTICS

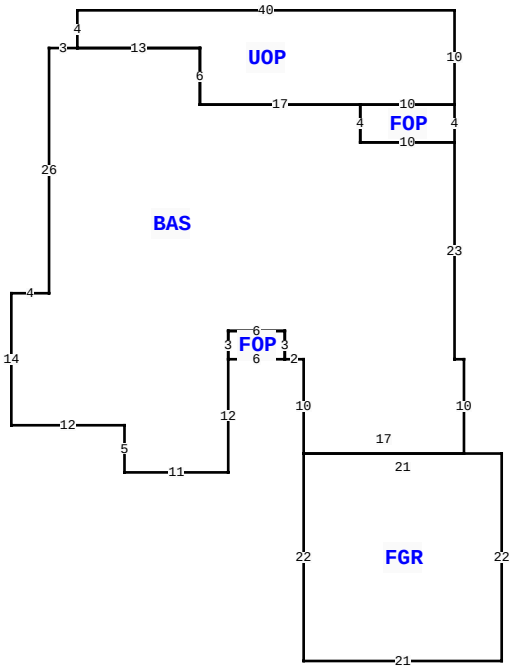
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 60
Exterior Wall	12	CEDAR 40
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	27316.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,613	100		1,613	144,812
FGR	462	55		254	22,803
FOP	18	30		5	449
FOP	40	30		12	1,077
UOP	322	20		64	5,746
TOTALS	2,455			1,948	174,888

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,948	125.5617	138.12	269,058	1985	1988	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2026 Heated Area: 1613 HX Base Yr 2026



366 NW MALLARD PL, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	174,888
TOTAL MARKET OB/XF VALUE	3,200
TOTAL LAND VALUE - MARKET	42,000
TOTAL MARKET VALUE	220,088
SOH/AGL Deduction	90,664
ASSESSED VALUE	129,424
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	78,013
TOTAL JUST VALUE	220,088
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	223,266

PERMIT NUM	DESCRIPTION	AMT	ISSUED
40931	REMODEL	0	11/24/2020
30339	MAINT/ALTR	35	08/02/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1539/1896	5/07/2025	TR	Q	I	01	250,000
GRANTOR: KIRKLAND LORRAINE L L						
GRANTEE: KELLY TERRY M						
0873/0153	1/15/1999	WD	Q	I		103,000
GRANTOR: SCOTT						
GRANTEE: KIRKLAND						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W3 S26 W4 S14 E12 S5 E11N12 FOP= E6 N3 W6 S3$ N3 E6 S3 E2 S10 FGR= S22 E21 N22 W21$ E17N10 W1 N23 FOP= N4 W10 S4 E10$ W10 N4 UOP= E10 N10 W40 S4 E13 S6 E17$ W17 N6 W13$.

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	2,000	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	

LAND DESCRIPTION

TOTAL OB/XF 3,200

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	50.00	230.00	1.00	LT		1.00	1.00	1.20	35,000.00	42,000.00	42,000							

REVIEW DATE 07/28/2025 BY TP Total Acres: 0.26 Total Land Value: 42,000 Market: 0 Agricultural: 0 Common: 42,000 PRINTED 11/17/2026 BY SYS