LOT 16 FAIRWAY VIEW UNIT 3.

519-30, 643-177, 737-31, LE 1305

BASS CODY A/BASS CHRISTEN
346 NW MALLARD PL
LAKE CITY, FL 32055

2027

27-3S-16-02310-008

BUILDING CHARACTERISTICS

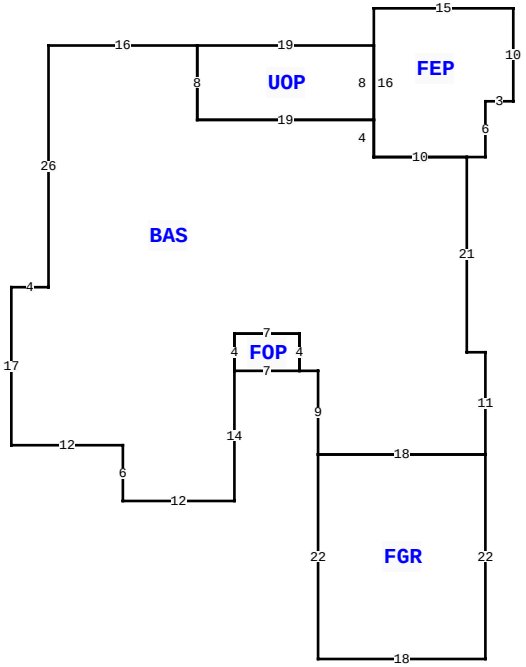
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 60
Exterior Wall	12	CEDAR 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		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	1,741	100		1,741	156,711
FEP	222	80		178	16,022
FGR	396	55		218	19,623
FOP	28	30		8	720
UOP	152	20		30	2,700
TOTALS	2,539			2,175	195,776

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,175	125.8884	138.48	301,194	1983	1983	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2025 Heated Area: 1741 HX Base Yr



346 NW MALLARD PL, LAKE CITY

BLD DATE		LGL DATE	04/03/2025 MLU
XF DATE		LAND DATE	
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	600	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	195,776
TOTAL MARKET OB/XF VALUE	600
TOTAL LAND VALUE - MARKET	42,000
TOTAL MARKET VALUE	238,376
SOH/AGL Deduction	0
ASSESSED VALUE	238,376
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	238,376
TOTAL JUST VALUE	238,376
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	241,939

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1530/1990	12/26/2024	WD	Q	I	01	284,000
GRANTOR: GRZYMALA KENNETH						
GRANTEE: BASS CODY A						
1509/2781	2/22/2024	PR	U	I	19	245,000
GRANTOR: MCLAIN LANA VIRGINIA						
GRANTEE: GRZYMALA KENNETH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W16 S26 W4 S17 E12 S6 E12 N14 FOP= E7 N4 W7 S4$ N4 E7 S4 E2 S9 FGR= S22 E18 N22 W18$ E18N11 W2 N21 FEP= E2 N6 E3 N10 W15 S16 E10$ W10 N4 UOP= N8 W19 S8 E19$ W19 N8$.

LAND DESCRIPTION

TOTAL OB/XF 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	48.00	164.00	1.00	LT		1.00	1.00	1.20	35,000.00	42,000.00	42,000							

REVIEW DATE 02/11/2025 BY ME Total Acres: 0.18 Total Land Value: 42,000 Market: 0 Agricultural: 0 Common: 42,000 PRINTED 11/17/2026 BY SYS