

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 60
Exterior Wall	12	CEDAR 40
Roof Structure	03	GABLE/HIP 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		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

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	141.00	306,675	1983	1983	0	0	35.00	65.00

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

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,741	100		1,741	159,563
FEP	222	80		178	16,314
FGR	396	55		218	19,980
FOP	28	30		8	733
UOP	152	20		30	2,750
<b>TOTALS</b>	<b>2,539</b>			<b>2,175</b>	<b>199,339</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	0	0	0		0.00	100	0	0	3	100	600	

EXTRA FEATURES		346 NW MALLARD PL, LAKE CITY	
BLD DATE		LGL DATE	04/03/2025
XF DATE		LAND DATE	MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			199,339
TOTAL MARKET OB/XF VALUE			600
TOTAL LAND VALUE - MARKET			42,000
TOTAL MARKET VALUE			241,939
SOH/AGL Deduction			0
ASSESSED VALUE			241,939
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			241,939
TOTAL JUST VALUE			241,939
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								
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-2	48.00	164.00	1.00	LT		1.00	1.00	1.20	35,000.00	42,000.00	42,000							