LOT 5 HUNTER'S RIDGE S/D.
WD 1010-405, WD 1036-1173, WD 10

SMITH JAZZLYN M/SMITH DERRICK R
130 SW SW MALLARD GLN
LAKE CITY, FL 32055

2026

25-3S-15-00220-105

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

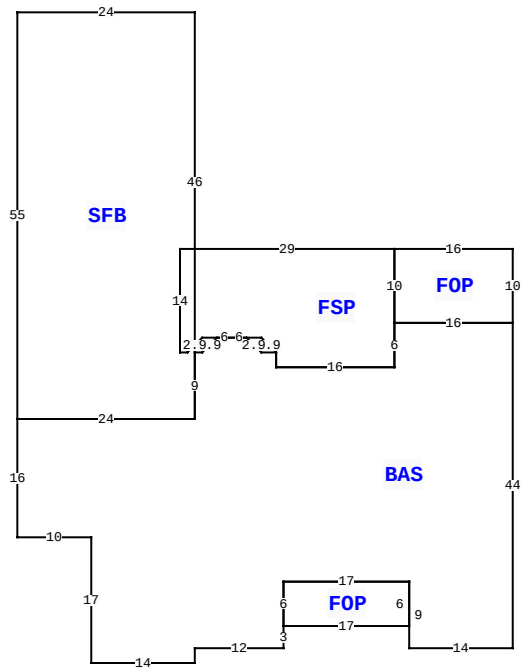
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	06	06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	25315.02	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,237	100		2,237	238,321
FOP	102	30		31	3,302
FOP	160	30		48	5,114
FSP	422	40		169	18,005
SFB	1,320	80		1,056	112,502
TOTALS	4,241			3,541	377,244

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,541	118.9020	133.17	471,555	2005	2005	0	0	0	20.00	80.00

1 SINGLE FAM 100% - 2021 Heated Area: 3557 HX Base Yr 2021



130 SW MALLARD GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		377,244
TOTAL MARKET OB/XF VALUE		37,766
TOTAL LAND VALUE - MARKET		33,166
TOTAL MARKET VALUE		448,176
SOH/AGL Deduction		81,939
ASSESSED VALUE		366,237
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		315,515
TOTAL JUST VALUE		448,176
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		453,656

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050026	Roof Replacement	40,500	06/03/2024
31807	POOL	165	03/13/2014
22993	SFR	685	04/06/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1419/0537	9/09/2020	WD	Q	I	01	334,000
GRANTOR: CHRISTOPHER B & TIFFA						
GRANTEE: JAZZLYN M & DERRICK						
1233/1757	4/17/2012	WD	Q	I	01	250,000
GRANTOR: ROBERT & LINDA KOLITZ						
GRANTEE: CHRISTOPHER B SHELL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] N44 W16 S6 W16 N2 U2L2 W6 D2L2 W1 S9 W24 S16
E10 S17 E14 N2 E12 N3 N6 E17 S9 E14 $
SFB=[ORIG=-43,-40] N46 W24 S55 E24 N9 $
FSP=[ORIG=-16,-44] N10 W29 S14 E1 U2R2 E6 D2R2 E2 S2 E16 N6 $
FOP=[ORIG=0,-44] N10 W16 S10 E16 $
FOP=[ORIG=-31,-3] E17 N6 W17 S6 $
.

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	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2005	2005	3	100	2,000	
2	0166	CONC,PAVMT	0	100	0	0	3,627.00	UT	2.50	2.50	100	2005	2005	3	100	9,068	
3	0280	POOL R/CON	0	100	14	26	364.00	UT	70.00	70.00	100	2014	2014	3	76	19,365	
4	0169	FENCE/WOOD	0	100	0	0	1.00	UT	300.00	300.00	75	2016	2016	3	75	225	
5	0031	BARN,MT AE	0	100	18	26	468.00	UT	11.00	11.00	100	2016	2016	3	100	5,148	
6	0252	LEAN-TO W/	0	100	12	26	312.00	UT	2.50	2.50	100	2016	2016	3	100	780	
7	0252	LEAN-TO W/	0	100	12	26	312.00	UT	2.50	2.50	100	2016	2016	3	100	780	
8	0169	FENCE/WOOD	0	100	0	0	1.00	UT	400.00	400.00	100	2023	2022		100	400	

LAND DESCRIPTION

TOTAL OB/XF 37,766

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	0100	C	SFR	100		A-1	0.00	0.00	2.06	AC		1.00	1.00	1.15	14,000.00	16,100.00	33,166							

REVIEW DATE 06/24/2024 BY JS Total Acres: 2.06 Total Land Value: 33,166 Market: 0 Agricultural: 0 Common: 33,166 PRINTED 11/17/2025 BY SYS