

BUILDING CHARACTERISTICS		CONSTRUCTION			
ELEMENT	CD				
Exterior Wall	19	COMMON BRK	100		
Roof Structur	08	IRREGULAR	100		
Roof Cover	03	COMP SHNGL	100		
Interior Wall	05	DRYWALL	100		
Interior Floor	13	LAM/VNLPK	80		
Interior Floor	15	HARDTILE	20		
Air Condition	03	CENTRAL	100		
Heating Type	04	AIR DUCTED	100		
Bedrooms		3	100		
Bathrooms		2.5	100		
Frame	02	WOOD FRAME	100		
Stories	1.	1.	100		
Architectual Units	05	CONV	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	366	100		366	39,639
BAS	2,665	100		2,665	288,630
FGR	639	55		351	38,014
FOP	197	30		59	6,390
FOP	261	30		78	8,448
FSP	99	40		40	4,332
TOTALS	4,227			3,559	385,454

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	3,559	118.7571	135.38	481,817	2005	2005	0	0	20.00	80.00

1 SINGLE FAM 100% - 2026 Heated Area: 3031 HX Base Yr 2026

125 SW MALLARD GLN, LAKE CITY

BLD DATE	LGL DATE
04/20/2026	MLU

COLUMBIA COUNTY PROPERTY PAGE 1 of 1 3

VALUATION SUMMARY		STANDARD
VALUATION BY		
Tax Group: 3		Tax Dist:
BUILDING MARKET VALUE		385,454
TOTAL MARKET OB/XF VALUE		28,550
TOTAL LAND VALUE - MARKET		37,720
TOTAL MARKET VALUE		451,724
SOH/AGL Deduction		215,247
ASSESSED VALUE		236,477
TOTAL EXEMPTION VALUE		56,411
BASE TAXABLE VALUE		180,066
TOTAL JUST VALUE		451,724
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		442,372

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051889	Roof Replacement	26,220	12/19/2024
22032	SFR	780	07/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1556/704	12/15/2025	WD Q	Q	I	01	495,000

GRANTOR: BARRETT LAWRENCE M
GRANTEE: PHILLIPS DOUGLAS LE
1452/532 11/08/2021 WD Q I 01 437,000
GRANTOR: CONKLIN DENNIS P
GRANTEE: BARRETT LAWRENCE M

EXTRA FEATURES

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	0180	FPLC 1STRY	0	100	0	1.00	UT	2,000.00	2,000.00	100	2005	2005	3	100	2,000	
2	0166	CONC,PAVMT	0	100	0	3,780.00	UT	2.50	2.50	100	2005	2005	3	100	9,450	
3	0031	BARN,MT AE	0	100	30	1,200.00	UT	11.00	11.00	100	2016	2016	3	100	13,200	
4	0251	LEAN TO W/	0	100	0	1.00	UT	3,900.00	3,900.00	100	2022	2021		100	3,900	

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W19 S9 W3 D3L3 S5 D3R3 D5L5 W23 U4L4 W11 S43 E4 S2 E7 N2 E4 N6 E10 N5 E7 S5 E10 N7 E23 N51 \$
FGR=[ORIG=-23,58] S20 E7 S2 E9 N2 E7 N27 W23 S7 \$
BAS=[ORIG=-54,12] S9 D4R4 E23 U5R5 U3L3 U5L4 W25 \$
FOP=[ORIG=-25,17] N5 U3R3 E3 N9 W6 W16 S12 E12 D5R4 \$
FOP=[ORIG=-50,64] E27 N6 W10 N5 W7 S5 W10 S6 \$
FSP=[ORIG=-65,12] E11 S9 W11 N9 \$

LAND DESCRIPTION		TOTAL OB/XF 28,550																						
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	0100	C	SFR	100		A-1	0.00	0.00	2.05	AC		1.00	1.00	1.15	16,000.00	18,400.00	37,720							