LOT 4 HUNTER'S RIDGE S/D.
WD 1009-2140, WD 1452-532, WD 15

PHILLIPS DOUGLAS LEE/PHILLIPS DEBORAH FRANCES
125 SW MALLARD GLN
LAKE CITY, FL 32024

2027

25-3S-15-00220-104

BUILDING CHARACTERISTICS

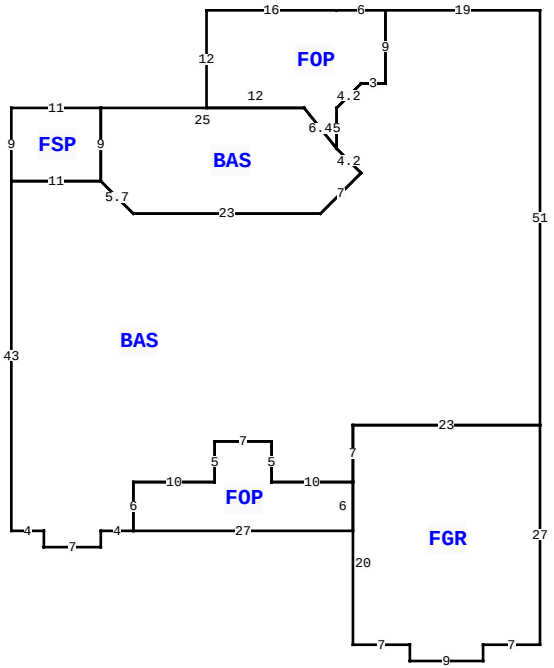
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	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	366	100		366	38,249
BAS	2,665	100		2,665	278,503
FGR	639	55		351	36,681
FOP	197	30		59	6,166
FOP	261	30		78	8,151
FSP	99	40		40	4,180
TOTALS	4,227			3,559	371,930

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	130.63	464,912	2005	2005	0	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	
XF DATE		LAND DATE	04/20/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	371,930
TOTAL MARKET OB/XF VALUE	28,550
TOTAL LAND VALUE - MARKET	37,720
TOTAL MARKET VALUE	438,200
SOH/AGL Deduction	201,579
ASSESSED VALUE	236,621
TOTAL EXEMPTION VALUE	HX HB VX 56,411
BASE TAXABLE VALUE	180,210
TOTAL JUST VALUE	438,200
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	444,976

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	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						

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 $
.

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	3,780.00	UT	2.50	2.50	100	2005	2005	3	100	9,450	
3	0031	BARN,MT AE	0	100	30	40	1,200.00	UT	11.00	11.00	100	2016	2016	3	100	13,200	
4	0251	LEAN TO W/	0	100	0	0	1.00	UT	3,900.00	3,900.00	100	2022	2021		100	3,900	

LAND DESCRIPTION

TOTAL OB/XF 28,550

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	2.05	AC		1.00	1.00	1.15	16,000.00	18,400.00	37,720							

REVIEW DATE 02/18/2026 BY TP Total Acres: 2.05 Total Land Value: 37,720 Market: 0 Agricultural: 0 Common: 37,720 PRINTED 11/16/2026 BY SYS