COMM SE COR OF NW1/4 OF SW1/4, E
S 265 FT, E 270 FT, N 325 FT, W
TO POB.

PHILLIPS HARLEY CHRISTINE/CARRUTHERS LESLIE INEZ
307 SW LUMBARDY WAY
LAKE CITY, FL 32024

2026

01-4S-15-00312-005

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05

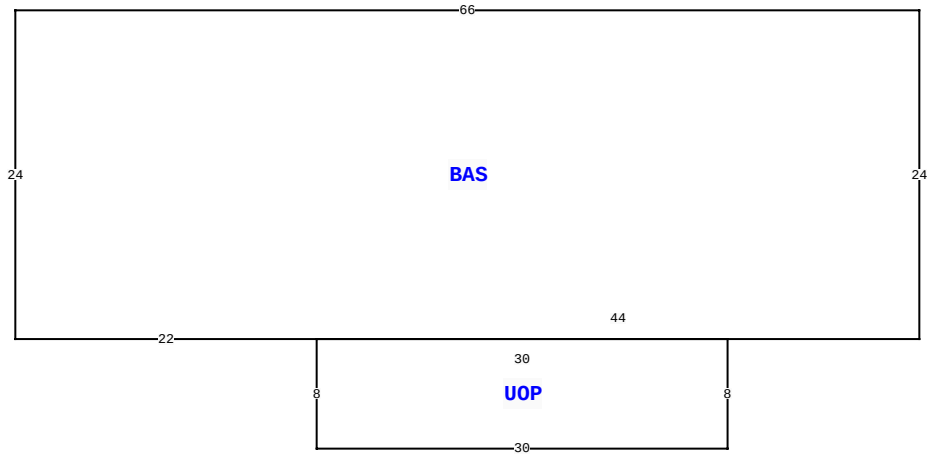
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1415.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,584	100		1,584	43,718
UOP	240	25		60	1,656
TOTALS	1,824			1,644	45,374

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,644	115.0000	69.00	113,436	1987	2000	0	0	0	60.00	40.00

1 MOBILE HME 0% - 0 Heated Area: 1584 HX Base Yr



307 SW LUMBARDY WAY, 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	45,374
TOTAL MARKET OB/XF VALUE	9,200
TOTAL LAND VALUE - MARKET	30,000
TOTAL MARKET VALUE	84,574
SOH/AGL Deduction	0
ASSESSED VALUE	84,574
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	84,574
TOTAL JUST VALUE	84,574
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	84,574

SALE:2:1: 2 AC
SALE:1:1: 2 AC

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19876	M H	125	08/21/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1356/0469	3/20/2018	WD	Q	I	01	70,000
GRANTOR: TENIA ALBRITTON ADAMS						
GRANTEE: HARLEY C PHILLIPS &						
1356/0467	3/20/2018	WD	U	I	11	100
GRANTOR: MARGARET V ADAMS ROBE						
GRANTEE: TENIA KENNEDY AKA T						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W66 S24 E22 UOP= S8 E30 N8 W30$ E44 N24$.

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	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2005	2005	3	100	1,200	
2	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	1,000	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 9,200

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	0200	C	MBL HM	0		A-1	0.00	0.00	2.00	AC		1.00	1.00	1.00	15,000.00	15,000.00	30,000							

REVIEW DATE 08/11/2023 BY KS Total Acres: 2.00 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 10/10/2025 BY SYS