COMM SE COR OF NW1/4, N 893.95
FT, W 645.24 FT, N 757.72 FT
FOR POB, S 67.41 FT, W 229.96

LAMBERT CARRIE M
284 SW SAPPHIRE CT
LAKE CITY, FL 32024

2026

01-5S-16-03390-028

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	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	05	05

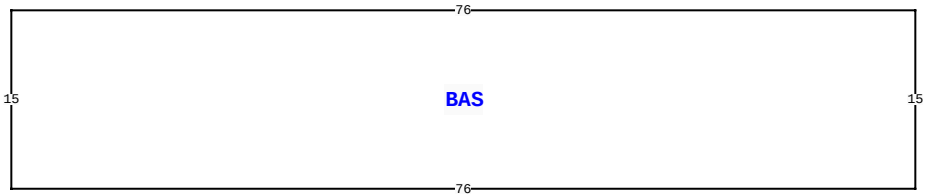
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1516.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,140	100		1,140	75,110
TOTALS	1,140			1,140	75,110

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,140	114.9000	108.01	123,131	2009	2009	0	0	0	39.00	61.00

1 MANUF 1 100% - 2017 Heated Area: 1140 HX Base Yr 2017



284 SW SAPPHIRE CT, 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		75,110
TOTAL MARKET OB/XF VALUE		7,000
TOTAL LAND VALUE - MARKET		15,150
TOTAL MARKET VALUE		97,260
SOH/AGL Deduction		40,540
ASSESSED VALUE		56,720
TOTAL EXEMPTION VALUE	HX HB	31,720
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		97,260
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		102,185

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052183	Roof Replacement	5,200	01/29/2025
34169	M H	450	06/22/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1315/0903	5/05/2016	WD	U	V	11	100
GRANTOR: CLIFTON JAMES LITTLE						
GRANTEE: CARRIE M LAMBERT						
1305/1578	12/08/2015	WD	U	V	11	100
GRANTOR: CLIFTON J LITTLE JR &						
GRANTEE: CARRIE MICHELLE LAM						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W76 S15 E76 N15$.

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	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,000

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	100		A-1	0.00	0.00	1.01	AC		1.00	1.00	1.00	15,000.00	15,000.00	15,150							

REVIEW DATE 02/17/2025 BY jerry Total Acres: 1.01 Total Land Value: 15,150 Market: 0 Agricultural: 0 Common: 15,150 PRINTED 11/07/2025 BY SYS