LOT 2 BLOCK B LOBLOLLY S/D.
ORB 831-1516, PROB 1129-933, WD

SERVAY JACQUELINE DIANE/SERVAY JACOB A
466 SW LAMBOY CIR
LAKE CITY, FL 32024

2026

22-4S-16-03086-122

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 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		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
Quality	05	05

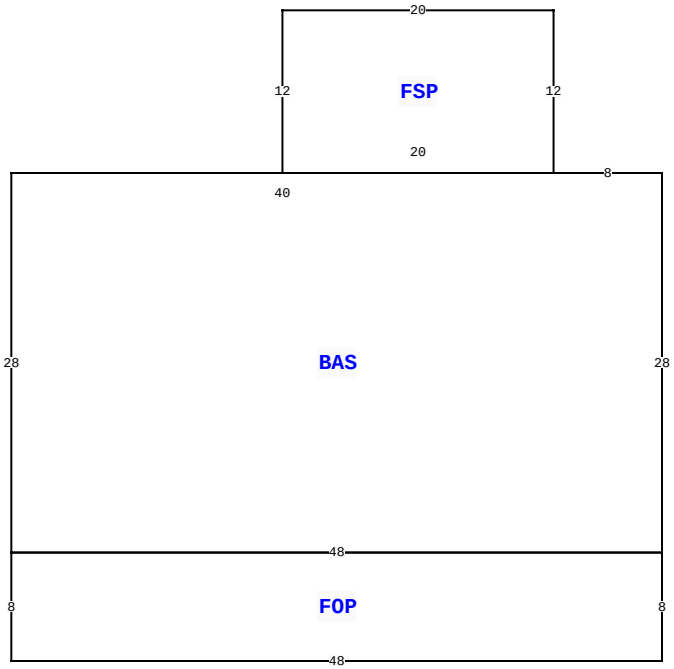
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	22416.010	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,344	100		1,344	115,262
FOP	384	35		134	11,492
FSP	240	40		96	8,233
TOTALS	1,968			1,574	134,987

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,574	102.5100	96.36	151,671	2019	2019	0	0	0	11.00	89.00

4 MANUF 1 100% - 2015 Heated Area: 1344 HX Base Yr 2015



464 SW LAMBOY CIR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		134,987
TOTAL MARKET OB/XF VALUE		23,150
TOTAL LAND VALUE - MARKET		22,500
TOTAL MARKET VALUE		180,637
SOH/AGL Deduction		63,669
ASSESSED VALUE		116,968
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		66,246
TOTAL JUST VALUE		180,637
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		183,671

SALE:1:1: LOT 2 BLOCK B

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053088	Electrical Servic		05/12/2025
000043812	Mobile Home		03/01/2022
37599	M H	375	01/07/2019
27052	M H	375	05/30/2008
27053	M H	325	05/30/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1423/0050	10/28/2020	LE	U	I	14	100
GRANTOR: JACQUELINE DIANE & JA						
GRANTEE: RACHEL D GLEASON (R						
1233/0093	4/11/2012	WD	U	I	38	20,000
GRANTOR: DONNA TJERNBERG						
GRANTEE: JACQUELINE DIANE SE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W8 FSP= N12 W20 S12 E20$ W40 S28 FOP= S8 E48 N8 W48$ E48 N28$.

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	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	400	
2	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	100	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	200	
5	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	300	
6	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
7	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	300	
8	0296	SHED METAL	0	100	0	0	1.00	UT	1,200.00	1,200.00	75	2012	2012	3	75	900	
9	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	300	
10	0031	BARN,MT AE	0	100	24	30	720.00	UT	12.00	12.00	100	2019	2019	3	100	8,640	

TOTAL OB/XF 21,140

LAND DESCRIPTION

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		00	0.00	0.00	0.50	LT		1.00	1.00	1.00	22,500.00	22,500.00	11,250							
2	0200	C	MBL HM	100		00	0.00	0.00	0.50	LT		1.00	1.00	1.00	22,500.00	22,500.00	11,250							

REVIEW DATE 07/10/2025 BY tommy Total Acres: 4.20 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 09/30/2025 BY SYS

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BUILDING NOTES

BUILDING DIMENSIONS

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
11	0251	LEAN TO W/	0	100	12	30	360.00	UT	3.50	3.50	100	2019	2019	3	100	1,260	
12	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	250	
13	0285	SALVAGE	0	100	0	0	1.00	UT	500.00	500.00	100	2022	2021		100	500	

LAND DESCRIPTION

TOTAL OB/XF 2,010

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

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