COMM NE COR OF SEC, RUN W 663.67
FOR POB, CONT W 326.89 FT, S 316
TO N LINE OF 30 FT RD, E 326.80

LUOMA CYNTHIA
225 SE MORGHAN GLN
LAKE CITY, FL 32025

2026

26-4S-17-08743-003

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

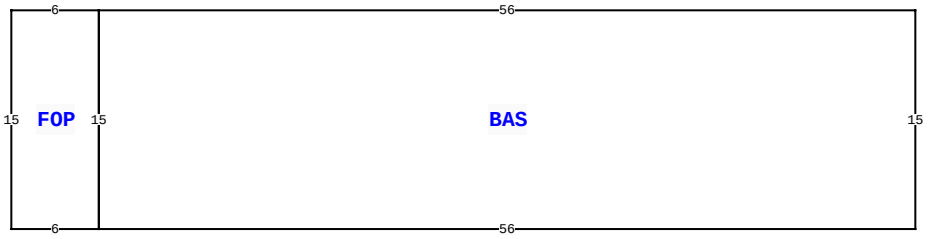
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
Quality	03	03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	26417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	840	100		840	24,404
FOP	90	35		32	930
TOTALS	930			872	25,334

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	872	89.6670	53.80	46,914	2007	2007	0	0	0	46.00	54.00

2 MOBILE HME 100% - 2018 Heated Area: 840 HX Base Yr 2018



225 SE MORGHAN GLN, 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		25,334
TOTAL MARKET OB/XF VALUE		9,000
TOTAL LAND VALUE - MARKET		28,441
TOTAL MARKET VALUE		62,775
SOH/AGL Deduction		15,385
ASSESSED VALUE		47,390
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		22,390
TOTAL JUST VALUE		62,775
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		64,651

BLDG:1:1: WEST MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
35820	M H	356	09/28/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1310/2642	3/04/2016	QC	U	V	11	100
GRANTOR: RICHARD V MCGLEW						
GRANTEE: CYNTHIA LUCMA						
1221/2019	9/23/2011	QC	U	V	11	100
GRANTOR: SAMANTHA MARIE CHESTN						
GRANTEE: RICHARD V MCGLEW &/						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W56 FOP= W6 S15 E6 N15$ S15 E56 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	0294	SHED WOOD/	0	100	12	16	1.00	UT	0.00	0.00	100	1997	1997	3	100	1,000	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,000	
3	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 9,000

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	2.39	AC		1.00	1.00	0.85	14,000.00	11,900.00	28,441							

REVIEW DATE 06/23/2017 BY BC Total Acres: 2.39 Total Land Value: 28,441 Market: 0 Agricultural: 0 Common: 28,441 PRINTED 10/17/2025 BY SYS