COMM SE COR OF NW1/4 OF SW1/4, E
FOR POB, CONT S 325 FT, E 270 FT
270 FT TO POB.

STARLING CYNTHIA L/STARLING JOSEPH F JR
241 SW LUMBARDY WAY
LAKE CITY, FL 32024

2026

01-4S-15-00312-004

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

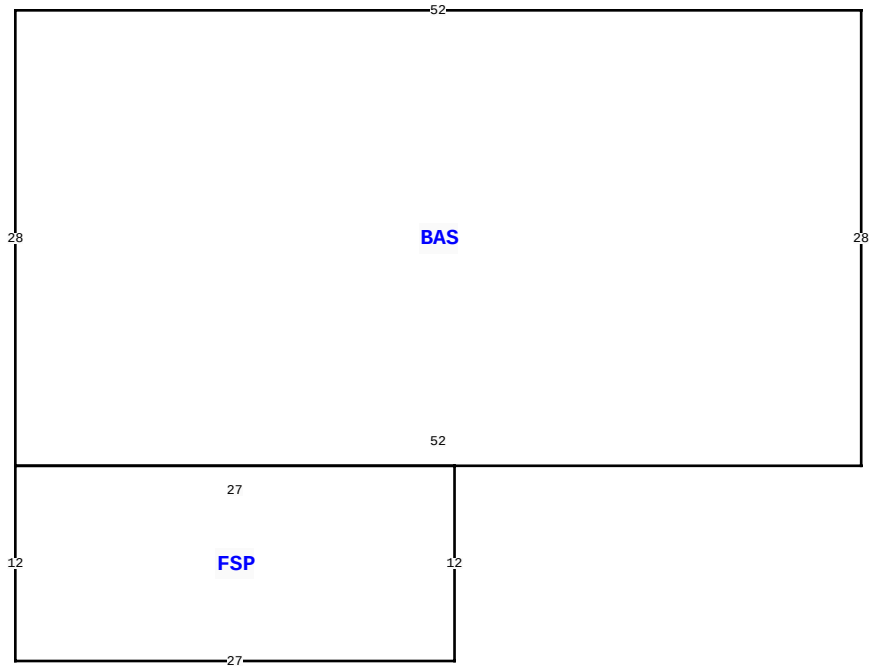
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
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	1,456	100		1,456	141,665
FSP	324	40		130	12,649
TOTALS	1,780			1,586	154,314

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,586	115.8300	129.73	205,752	1994	2005	0	0	0	25.00	75.00

1 SINGLE FAM 100% - 2025 Heated Area: 1456 HX Base Yr 2025



241 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		154,314
TOTAL MARKET OB/XF VALUE		2,977
TOTAL LAND VALUE - MARKET		30,000
TOTAL MARKET VALUE		187,291
SOH/AGL Deduction		0
ASSESSED VALUE		187,291
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		136,569
TOTAL JUST VALUE		187,291
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		189,863

SALE:2:1: HIS DAUGHTER 2 AC

SALE:1:1: 2 ACRES

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048786	Roof Replacement	7,600	12/05/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1517/1315	6/18/2024	WD	Q	I	01	255,000
GRANTOR: JOHNSON MICKEY						
GRANTEE: STARLING CYNTHIA L						
1273/2527	4/28/2014	WD	U	I	12	94,500
GRANTOR: FEDERAL NATIONAL MORT						
GRANTEE: MICKEY JOHNSON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W52 S28 FSP= S12 E27 N12 W27$ E52 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	0210	GARAGE U	0	100	14	22	1.00	UT	0.00	0.00	100	0	0	3	100	2,500	
2	0258	PATIO	0	100	6	33	198.00	UT	1.40	1.40	100	0	0	3	100	277	
3	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 2,977

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	2.00	AC		1.00	1.00	1.00	15,000.00	15,000.00	30,000							

REVIEW DATE 03/11/2024 BY JS Total Acres: 2.00 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 01/14/2026 BY SYS