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

**2027**

**01-4S-15-00312-004**

## 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

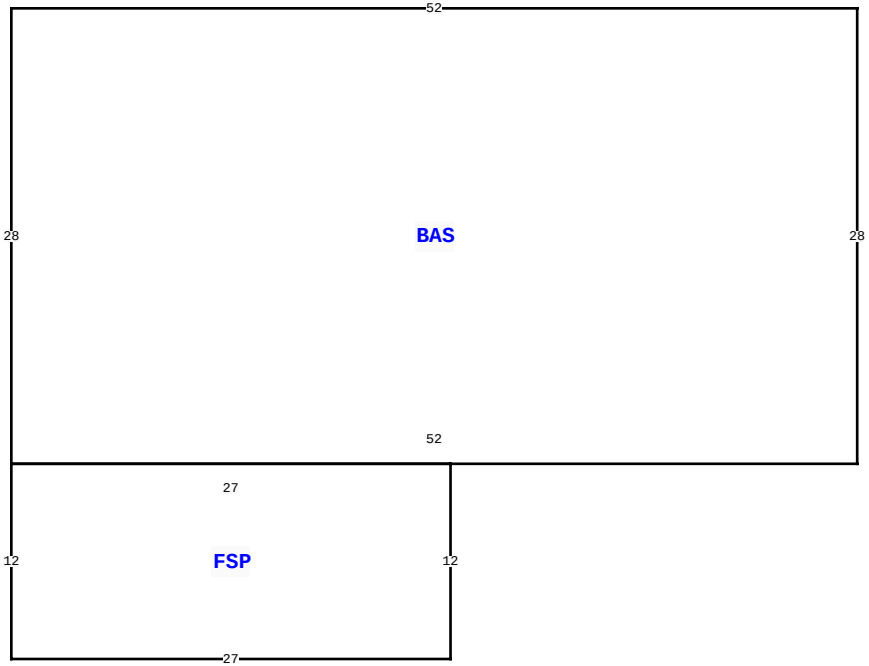
NEIGHBORHOOD/LOC 1415.00 1.00/

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,456 | 100 | | 1,456 | 139,132 |
| FSP | 324 | 40 | | 130 | 12,422 |
| TOTALS | 1,780 | | | 1,586 | 151,554 |

## 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 | 127.41 | 202,072 | 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 | 04/20/2026 MLU |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 3 | Tax Dist: | |
| BUILDING MARKET VALUE | | 151,554 |
| TOTAL MARKET OB/XF VALUE | | 2,977 |
| TOTAL LAND VALUE - MARKET | | 32,000 |
| TOTAL MARKET VALUE | | 186,531 |
| SOH/AGL Deduction | | 0 |
| ASSESSED VALUE | | 186,531 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 135,120 |
| TOTAL JUST VALUE | | 186,531 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 189,291 |

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 | 16,000.00 | 16,000.00 | 32,000 | | | | | | | |

REVIEW DATE 03/11/2024 BY JS Total Acres: 2.00 Total Land Value: 32,000 Market: 0 Agricultural: 0 Common: 32,000 PRINTED 11/17/2026 BY SYS