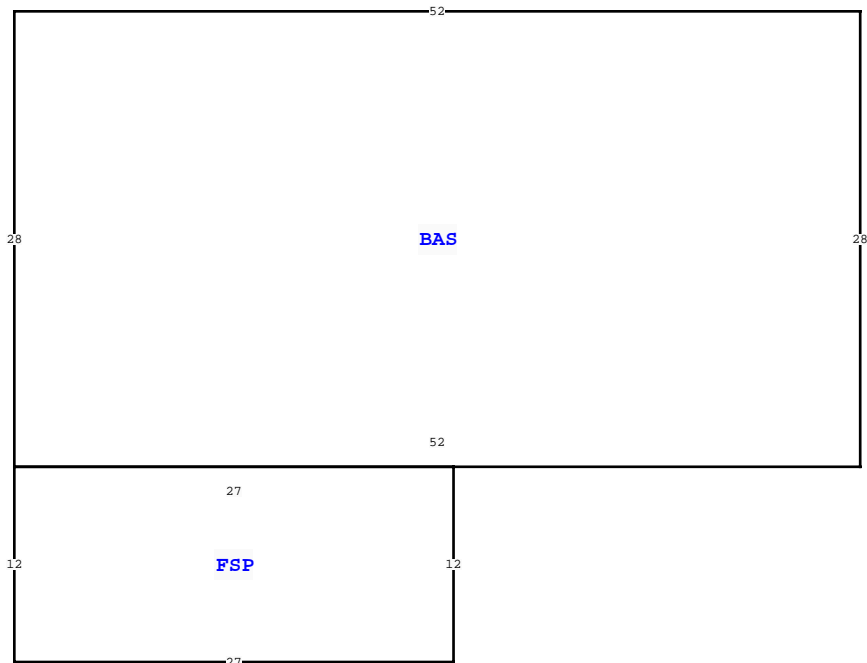




ELEMENT	CD	BUILDING CHARACTERISTICS CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	SINGLE FAM	100%	- 2025		Heated Area: 1456					HX Base Yr	2025		



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

241 SW LUMBARDY WAY, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/20/2026
INC DATE		AG DATE	MLU

EXTRA FEATURES																	
L N	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	

COLUMBIA COUNTY PROPERTY			
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			32,000
TOTAL MARKET VALUE			189,291
SOH/AGL Deduction			0
ASSESSED VALUE			189,291
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			137,880
TOTAL JUST VALUE			189,291
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\$.													

LAND DESCRIPTION														TOTAL OB/XF										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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							