

COMM SE COR OF NW1/4 OF SW1/4, E
S 265 FT, E 270 FT, N 325 FT, W
TO POB.

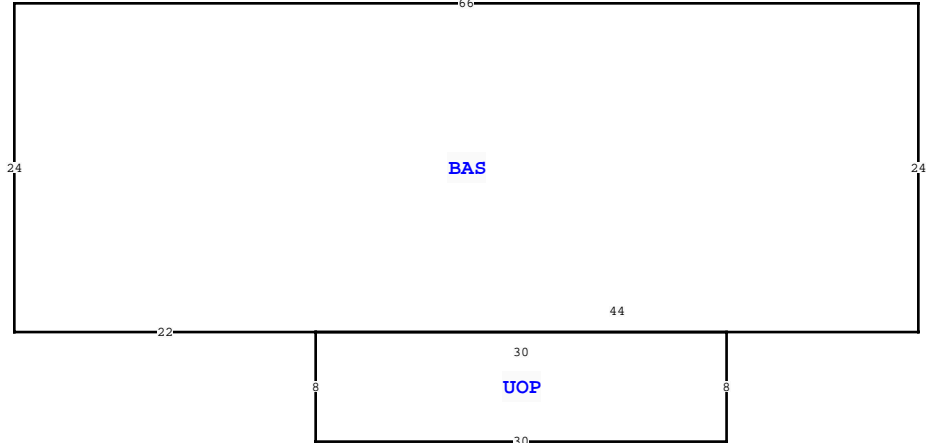
PHILLIPS HARLEY CHRISTINE/CARRUTHERS LESLIE INEZ
307 SW LUMBARDY WAY
LAKE CITY, FL 32024

2026

01-4S-15-00312-005

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	08	SHT VINYL	100		
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	03	03	100		
Kitchen Adjus	01	01	100		
Quality	05	05			
DOR CODE	0200 MOBILE HOME				
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	1,584	100		1,584	43,718
UOP	240	25		60	1,656
TOTALS	1,824			1,644	45,374

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0800	02	1,644	115.0000	69.00	113,436	1987	2000		0	0	60.00	40.00	
1 MOBILE HME 0% - 0 Heated Area: 1584 HX Base Yr													



COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	3
VALUATION SUMMARY					
VALUATION BY				STANDARD	
Tax Group: 3				Tax Dist:	
BUILDING MARKET VALUE				45,374	
TOTAL MARKET OB/XF VALUE				9,200	
TOTAL LAND VALUE - MARKET				30,000	
TOTAL MARKET VALUE				84,574	
SOH/AGL Deduction				0	
ASSESSED VALUE				84,574	
TOTAL EXEMPTION VALUE				0	
BASE TAXABLE VALUE				84,574	
TOTAL JUST VALUE				84,574	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				84,574	
SALE: 2:1: 2 AC					
SALE: 1:1: 2 AC					
PERMIT NUM	DESCRIPTION	AMT	ISSUED		
19876	M H	125	08/21/2002		

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1356/0469	3/20/2018	WD Q	I	01		70,000
GRANTOR: TENIA ALBRITTON ADAMS						
GRANTEE: HARLEY C PHILLIPS &						
1356/0467	3/20/2018	WD U	I	11		100
GRANTOR: MARGARET V ADAMS ROBE						
GRANTEE: TENIA KENNEDY AKA T						

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	0190	FPLC PF	0	0	0	0	1.00	1,200.00	100	2005	2005	3	100	1,200	
2	0296	SHED METAL	0	0	0	0	1.00	0.00	100	2016	2016	3	100	1,000	
3	9945	Well/Sept	0	0	0	0	1.00	7,000.00	100			3	100	7,000	

TOTAL OB/XF														9,200										
LAND DESCRIPTION																								
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	0200	C	MBL HM	0		A-1	0.00	0.00	2.00	AC		1.00	1.00	1.00	15,000.00	15,000.00	30,000							

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W66 S24 E22 UOP= S8 E30 N8 W30\$ E44 N24\$.