

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

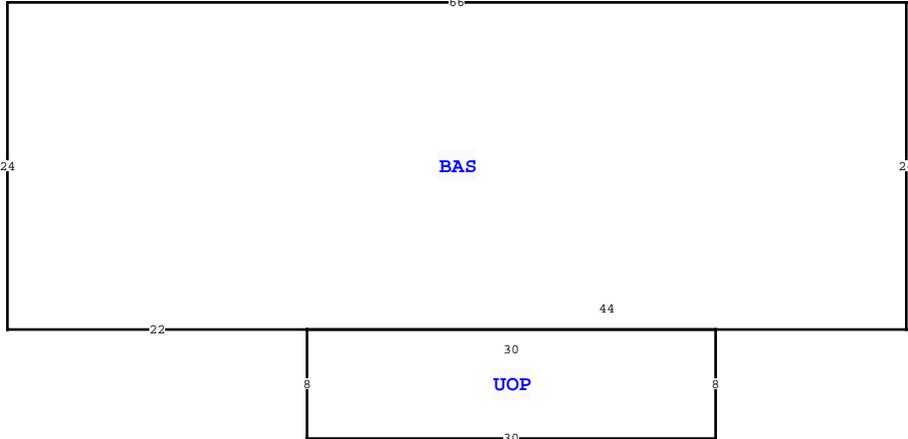
PHILLIPS HARLEY CHRISTINE/CARRUTHERS LESLIE INEZ
307 SW LUMBARDY WAY
LAKE CITY, FL 32024

2026

01-4S-15-00312-005

BUILDING CHARACTERISTICS	
ELEMENT	CD
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

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													



Quality	05 05				
DOR CODE	0200 MOBILE HOME				
MAP NUM	1415.00 MKT AREA 1.00/ 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

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

307 SW LUMBARDY WAY, LAKE CITY		BLD DATE	LGL DATE	04/07/2025	MLU
		XF DATE	LAND DATE		
		INC DATE	AG DATE		

BUILDING NOTES	

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

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	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							