

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

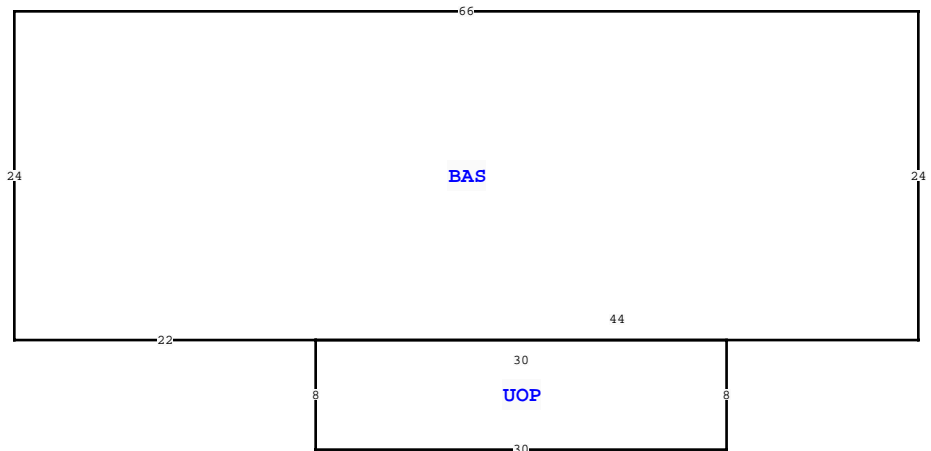
2026

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
1	MOBILE HME	0%	- 0								
				Heated Area: 1584			HX Base Yr				



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		45,374	
TOTAL MARKET OB/XF VALUE		9,200	
TOTAL LAND VALUE - MARKET		32,000	
TOTAL MARKET VALUE		86,574	
SOH/AGL Deduction		0	
ASSESSED VALUE		86,574	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		86,574	
TOTAL JUST VALUE		86,574	
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											
307 SW LUMBARDY WAY, LAKE CITY											
BLD DATE		LGL DATE									
XF DATE		LAND DATE									
INC DATE		AG DATE									
		04/20/2026									
		MLU									

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	16,000.00	16,000.00	32,000							