COMM NE COR OF SE1/4 OF SE 1/4 S
OF LOWER SPRINGS RD FOR POB, CON
302.92 FT, N 228.43 FT, E 302.92

PHILPOT VALERIE JOYCE
1400 NW LOWER SPRINGS RD
LAKE CITY, FL 32055

2027

35-2S-15-00114-001

BUILDING CHARACTERISTICS

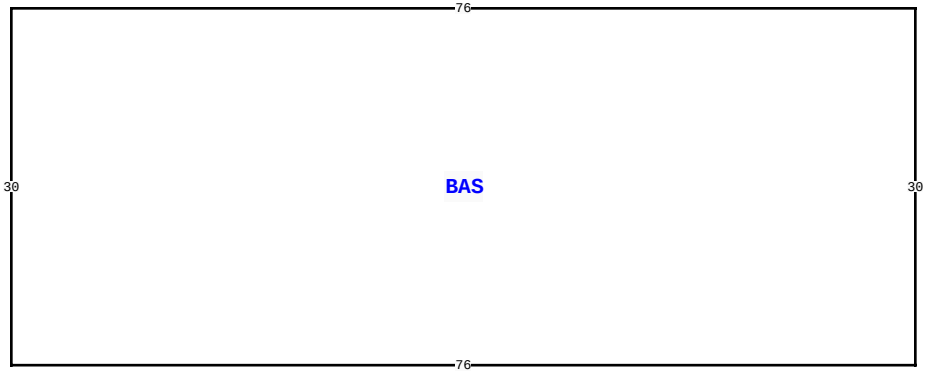
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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	35215.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,280	100		2,280	190,801
TOTALS	2,280			2,280	190,801

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	2,280	113.9000	105.93	241,520	2015	2015	0	0	0	21.00	79.00

2 MANUF 1 0% - 2027 Heated Area: 2280 HX Base Yr



1400 NW LOWER SPRINGS RD, LAKE CITY

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

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	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	220	
2	0285	SALVAGE	0	0	0	0	1.00	UT	1,000.00	1,000.00	50	2004	2004	3	50	500	
3	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	500	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	190,801
TOTAL MARKET OB/XF VALUE	1,220
TOTAL LAND VALUE - MARKET	24,000
TOTAL MARKET VALUE	216,021
SOH/AGL Deduction	0
ASSESSED VALUE	216,021
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	216,021
TOTAL JUST VALUE	216,021
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	218,075

PERMIT NUM	DESCRIPTION	AMT	ISSUED
33431	M H	375	10/07/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1383/0336	4/24/2019	WD	U	I	30	100
GRANTOR: MARY L PHILPOT & DEBR						
GRANTEE: MARY L PHILPOT & VA						
1301/0976	9/22/2015	WD	U	I	11	100
GRANTOR: MARY L PHILPOT						
GRANTEE: MARY L PHILPOT & DE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W76 S30 E76 N30$.

LAND DESCRIPTION

TOTAL OB/XF 1,220

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	0200	C	MBL HM	0		00	0.00	0.00	1.50	AC		1.00	1.00	1.00	16,000.00	16,000.00	24,000							

REVIEW DATE 12/30/2022 BY JD Total Acres: 1.50 Total Land Value: 24,000 Market: 0 Agricultural: 0 Common: 24,000 PRINTED 11/17/2026 BY SYS