COMM SE COR OF NE1/4, RUN N
554.37 FT FOR POB, N 344.20 FT
W 641.71 FT, S 342.18 FT,

WRIGHT MATTIE ABELIA/PITTMAN MARSHALL ANTHONY
431 SW JODI CT
LAKE CITY, FL 32024

2026

36-4S-15-00414-209

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

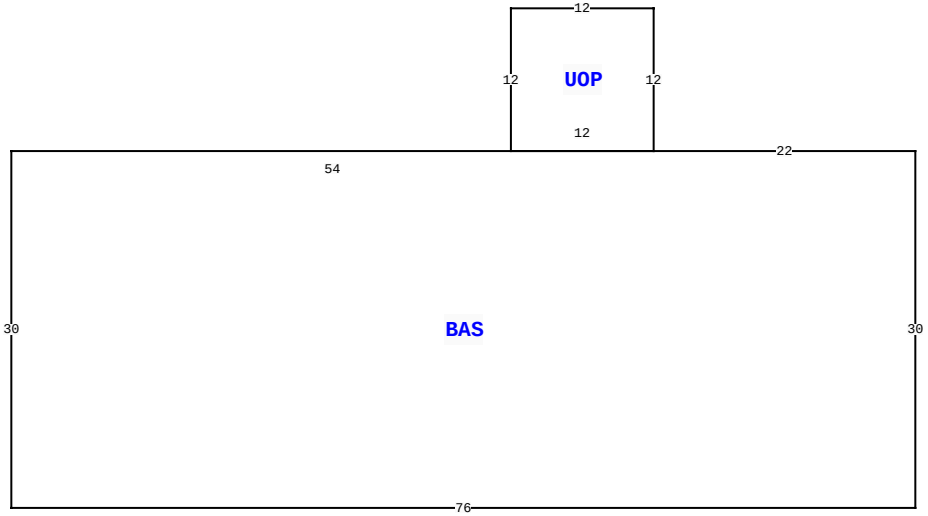
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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 02
NEIGHBORHOOD/LOC	36415.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,280	100		2,280	134,266
UOP	144	25		36	2,120
TOTALS	2,424			2,316	136,386

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	2,316	113.9000	107.07	247,974	2006	2006	0	0	0	45.00	55.00

2 MANUF 1 100% - 2022 Heated Area: 2280 HX Base Yr 2022



431 SW JODI CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		136,386
TOTAL MARKET OB/XF VALUE		8,200
TOTAL LAND VALUE - MARKET		50,400
TOTAL MARKET VALUE		194,986
SOH/AGL Deduction		33,731
ASSESSED VALUE		161,255
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		110,533
TOTAL JUST VALUE		194,986
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		194,986

SALE:2:1: INCL WELL & SEPTIC

SALE:1:1: QC BACK TO FORMER OWNER

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23484	M H	0	08/12/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1408/2686	3/20/2020	WD	Q	I	01	118,000

GRANTOR: NILE DORN EDDY & DIAN

GRANTEE: MATTIE A WRIGHT & M

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W22 UOP= N12 W12 S12 E12$ W54 S30 E76 N30$.

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2005	2005	3	100	1,200	
2	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 8,200

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	100		A-1	0.00	0.00	5.04	AC		1.00	1.00	1.00	10,000.00	10,000.00	50,400							

REVIEW DATE 07/06/2019 BY DF Total Acres: 5.04 Total Land Value: 50,400 Market: 0 Agricultural: 0 Common: 50,400 PRINTED 11/18/2025 BY SYS