THE S 1/2 OF THE FOLLOWING:
(AKA LOT 10 MAGNOLIA ACRES S/D U
COMM SE COR OF NE1/4, RUN N 554.

ALBRITTON SHERI E
456 SW JODI CT
LAKE CITY, FL 32024

2026

36-4S-15-00414-225

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	02	02 100
Kitchen Adjus	01	01 100
Quality	03	03

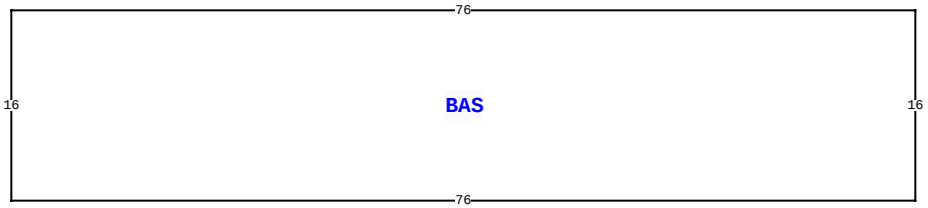
DOR CODE	0202	MOBILE HOME/M HOME	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	36415.010 1.00/		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,216	100		1,216	26,927
TOTALS	1,216			1,216	26,927

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,216	92.2590	55.36	67,318	1998	1998	0	0	0	60.00	40.00

1 MOBILE HME 0% - 2006 Heated Area: 1216 HX Base Yr



456 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	26,927
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	76,927
SOH/AGL Deduction	47,357
ASSESSED VALUE	29,570
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	29,570
TOTAL JUST VALUE	76,927
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	76,927

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054003	Roof Replacement	6,000	09/08/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1529/127	11/14/2024	QC	U	I	11	100
GRANTOR: ALBRITTON SHERI E						
GRANTEE: ALBRITTON SHERI E						
1464/1523	4/08/2022	LE	U	I	14	100
GRANTOR: ALBRITTON SHERI E						
GRANTEE: ALBRITTON SHERI E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W76 S16 E76 N16$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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		A-1	0.00	0.00	5.00	AC		1.00	1.00	1.00	10,000.00	10,000.00	50,000							

REVIEW DATE 07/06/2016 BY DF Total Acres: 5.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 10/03/2025 BY SYS