

LOT 31 BLOCK 5 UNIT 23 THREE RIV
763-1814, 864-2147, 950-2267, FJ

LAMBERT CHARLES
26813 41ST RD
BRANFORD, FL 32008

2026

00-00-00-01438-131
00-00-00-01438-131

ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
31	VINYL SID 100				
03	GABLE/HIP 100				
03	COMP SHNGL 100				
05	DRYWALL 100				
14	CARPET 90				
08	SHT VINYL 10				
03	CENTRAL 100				
04	AIR DUCTED 100				
	Bedrooms	3	100		
	Bathrooms	2	100		
1.	Stories	1.	100		
01	CONV 100				
	Units	0	100		
03	03 100				
01	01 100				
05	05 05				
0200	MOBILE HOME				
	MAP NUM		02		
	NEIGHBORHOOD/LOC	100000.23	1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,728	100		1,728	49,600
TOTALS	1,728			1,728	49,600

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0800	02	1,728	113.9000	71.76	124,001	2002	2002	0	0	60.00	40.00	
1 MOBILE HME 0% - 0			Heated Area: 1728			HX Base Yr						
<div style="border: 1px solid black; width: 100%; height: 100%; display: flex; align-items: center; justify-content: center;"> BAS </div>												
265 SW TEXAS LN, FORT WHITE				BLD DATE		LGL DATE		04/14/2026	MLU			
				XF DATE		LAND DATE						
				INC DATE		AG DATE						

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		49,600	
TOTAL MARKET OB/XF VALUE		9,100	
TOTAL LAND VALUE - MARKET		24,000	
TOTAL MARKET VALUE		82,700	
SOH/AGL Deduction		1,487	
ASSESSED VALUE		81,213	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		81,213	
TOTAL JUST VALUE		82,700	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		74,337	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21287	M H	135	11/24/2003

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1346/0395	10/14/2017	WD	U	I	11	100
GRANTOR: CHARLES LAMBERT & CHR						
GRANTEE: CHARLES LAMBERT						
1315/1428	5/23/2016	WD	U	I	18	36,500
GRANTOR: SECRETARY OF HOUSING						
GRANTEE: CHARLES LAMBERT & C						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W64 S27 E64 N27\$.	

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	2003	2003	3	100	1,200	
2	0296	SHED METAL	0	0	10	120.00	UT	7.50	7.50	100	2006	2006	3	100	900	
3	9945	Well/Sept	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
TOTAL OB/XF															9,100	

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	100.00	400.00	1.00	LT		1.00	1.00	1.00	24,000.00	24,000.00	24,000							