LOTS 1 THRU 8 BLOCK J SPRINGFIEL
701-22, 788-1527, AG 916-1291, F

JOHNS CHRISTOPHER
253 NW ALBRITTON LN
LAKE CITY, FL 32055

2027

20-3S-17-05420-001

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 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 07

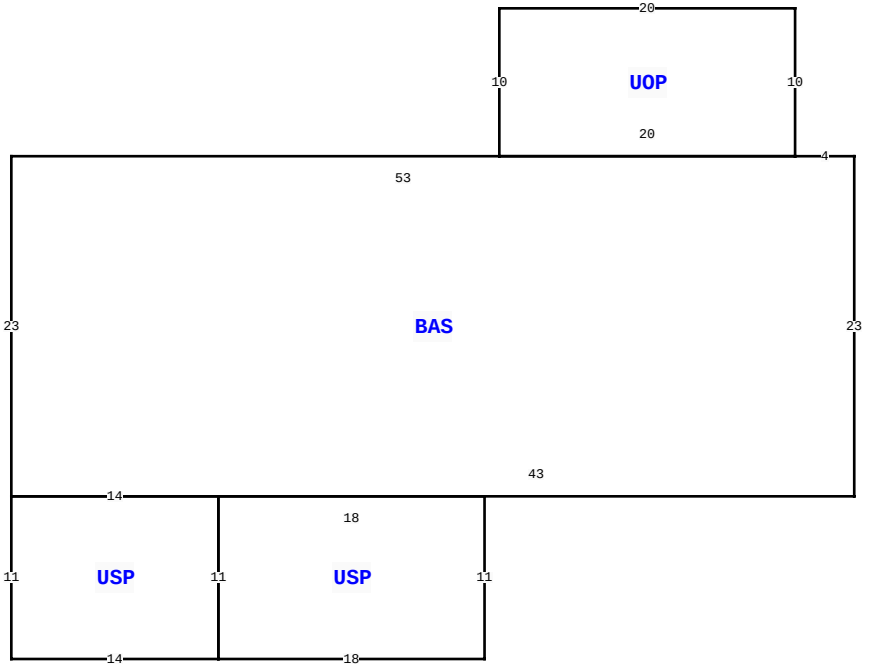
NEIGHBORHOOD/LOC 20317.070 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,311	100		1,311	68,644
UOP	200	25		50	2,618
USP	154	35		54	2,828
USP	198	35		69	3,613
TOTALS	1,863			1,484	77,702

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0200	02	1,484	119.0000	95.20	141,277	1989	2000	0	0	0	45.00	55.00

1 MANUF 1 0% - 2023 Heated Area: 1311 HX Base Yr



253 NW ALBRITTON LN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
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	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2011	2011	3	100	1,200	
2	0080	DECKING	0	0	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	50	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	300	
5	0031	BARN,MT AE	0	0	30	36	1,080.00	UT	9.00	9.00	50	2011	2011	3	50	4,860	
6	0251	LEAN TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	600	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	77,702
TOTAL MARKET OB/XF VALUE	14,010
TOTAL LAND VALUE - MARKET	10,010
TOTAL MARKET VALUE	101,722
SOH/AGL Deduction	21,451
ASSESSED VALUE	80,271
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	80,271
TOTAL JUST VALUE	101,722
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	72,974

SALE:2:1: LOTS 1 THRU 8, BLK J, SPRINGFIELD

SALE:1:1: CERTIFICATE OF TITLE INCLUDED MH

XFOB:1:1: FW ID#GAFLJ35A01419ET & GAFLJ35B01419ET

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1570/284	6/03/2026	WD	Q	I	01	143,700
GRANTOR: DE JESUS RAMON MERCED						
GRANTEE: JOHNS CHRISTOPHER						
1480/1595	12/02/2022	WD	Q	I	01	63,000
GRANTOR: OBCUBE LLC						
GRANTEE: DE JESUS RAMON MERC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W4 UOP= N10 W20 S10 E20$ W53 S23 USP= S11 E14 N11 W14$ E14 USP= S11 E18 N11 W18$ E43 N23$.

LAND DESCRIPTION

TOTAL OB/XF 14,010

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			0.00	0.00	20,021.00	SF		1.00	1.00	1.00	0.50	0.50	10,010							

REVIEW DATE 10/01/2026 BY TP Total Acres: 0.46 Total Land Value: 10,010 Market: 0 Agricultural: 0 Common: 10,010 PRINTED 11/17/2026 BY SYS