

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,

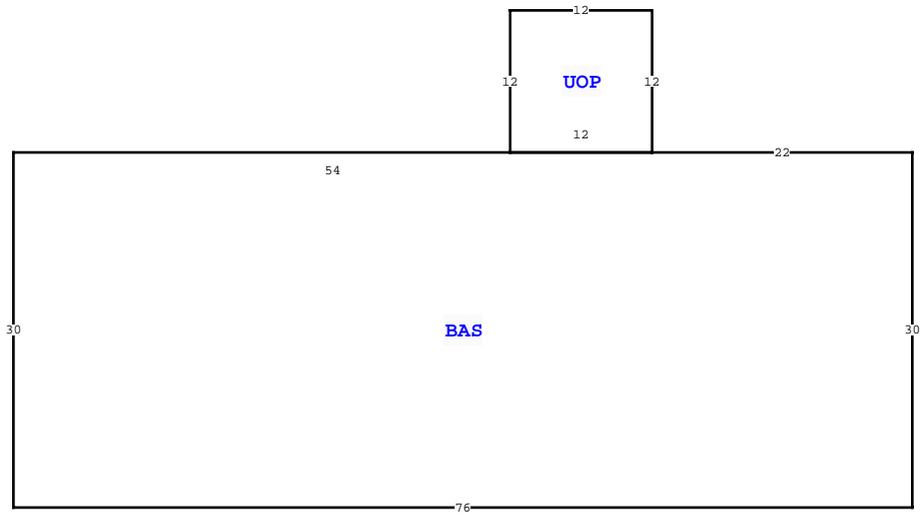
WRIGHT MATTIE ABELIA/PITTMAN MARSHALL ANTHONY  
431 SW JODI CT  
LAKE CITY, FL 32024

**2026**

36-4S-15-00414-209  
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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				
3	100				
2	100				
1.	1. 100				
01	CONV 100				
0	100				
03	03 100				
01	01 100				
05	05				
0200	MOBILE HOME				
			02		
		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	137,112
UOP	144	25		36	2,165
TOTALS	2,424			2,316	139,277

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
2	MANUF	1	100%	- 2022								
				Heated Area: 2280				HX Base Yr 2022				



COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	3	
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 3				Tax Dist:		
BUILDING MARKET VALUE				139,277		
TOTAL MARKET OB/XF VALUE				8,200		
TOTAL LAND VALUE - MARKET				65,520		
TOTAL MARKET VALUE				212,997		
SOH/AGL Deduction				52,212		
ASSESSED VALUE				160,785		
TOTAL EXEMPTION VALUE				HX HB 51,411		
BASE TAXABLE VALUE				109,374		
TOTAL JUST VALUE				212,997		
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																
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	100	0	0		1.00	UT 1,200.00	100	2005	2005	3	100	1,200	
2	9945	Well/Sept	0	100	0	0		1.00	UT 7,000.00	100			3	100	7,000	

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	100		A-1	0.00	0.00	5.04	AC		1.00	1.00	1.00	13,000.00	13,000.00	65,520								