COMM SE COR OF NE1/4, RUN N 554.
344.20 FT W 641.71 FT, S 342.18
TO POB. (AKA PART OF LOT 9 MAGNO

LEWIS DOMINIQUE TEREZ
431 SW JODI CT
LAKE CITY, FL 32024

2027

36-4S-15-00414-209

BUILDING CHARACTERISTICS

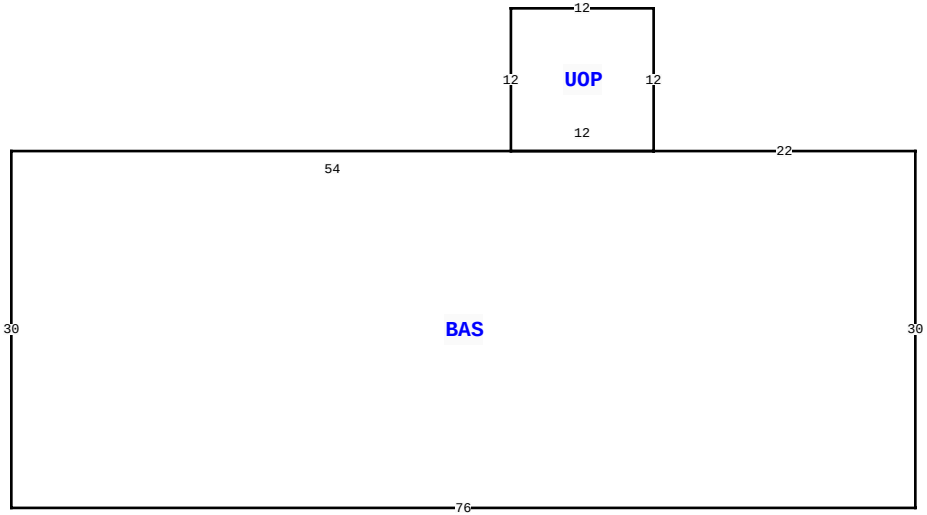
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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	136,096
UOP	144	25		36	2,149
TOTALS	2,424			2,316	138,245

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	116.7000	108.53	251,355	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	05/06/2026 MLU
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	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	
3	0081	DECKING WI	0	100	0	0	1.00	UT	0.00	0.00	100	2027	2026		100	1,000	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		138,245
TOTAL MARKET OB/XF VALUE		9,200
TOTAL LAND VALUE - MARKET		65,520
TOTAL MARKET VALUE		212,965
SOH/AGL Deduction		46,356
ASSESSED VALUE		166,609
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		115,198
TOTAL JUST VALUE		212,965
NCON VALUE		1,000
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		210,106

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
1571/926	6/25/2026	WD	Q	I	01	279,000
GRANTOR: WRIGHT MATTIE ABELIA						
GRANTEE: LEWIS DOMINIQUE TER						
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$.

LAND DESCRIPTION

TOTAL OB/XF 9,200

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	13,000.00	13,000.00	65,520							

REVIEW DATE 11/02/2026 BY TP Total Acres: 5.04 Total Land Value: 65,520 Market: 0 Agricultural: 0 Common: 65,520 PRINTED 11/17/2026 BY SYS