

N 1/2 OF THE FOLLOWING: (AKA LOT ACRES S/D UNREC DESC AS): COMM S RUN N 554.37 FT, W 642.71 FT TO

ROBERTS CHRISTOPHER ALAN/ROBERTS GRACYE L  
426 SW JODI CT  
LAKE CITY, FL 32024

**2026**

36-4S-15-00414-210

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	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	03	03	100
Kitchen Adjus	01	01	100
Quality	05	05	
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
BAS	1,860	100	
TOTALS	1,860		1,860 113,379

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	MANUF	1	100%	- 2026	Heated Area: 1860			HX Base Yr 2026				
BLD DATE												
XF DATE												
INC DATE												
LGL DATE												
LAND DATE										05/06/2026		MLU
AG DATE												

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			113,379
TOTAL MARKET OB/XF VALUE			8,650
TOTAL LAND VALUE - MARKET			65,130
TOTAL MARKET VALUE			187,159
SOH/AGL Deduction			0
ASSESSED VALUE			187,159
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			135,748
TOTAL JUST VALUE			187,159
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			173,452
SALE:3:1: 10.01 AC WITH WELL & SEPTIC			
SALE:2:1: IN LIEU OF FORECLOSURE ?			
PRMT:1:1: EDITH GRIFFITH MH			
BLDG:1:1: SOUTHERN ENERGY			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053627	Remodel	5,780	07/21/2025
000053292	Roof Replacement	7,150	06/02/2025
13719	M H	125	03/04/1998
11988	M H	125	12/26/1996

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1544/255	7/03/2025	WD	Q	I	01	239,900
GRANTOR: ALBRITTON SHERI E						
GRANTEE: ROBERTS CHRISTOPHER						
1529/127	11/14/2024	QC	U	I	11	100
GRANTOR: ALBRITTON SHERI E						
GRANTEE: ALBRITTON SHERI E						

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
1	0296	SHED METAL	0	100	0	0		1.00	0.00	100	2005	2005
2	0296	SHED METAL	0	100	0	0		1.00	0.00	100	2005	2005
3	0070	CARPORT UF	0	100	18	20		360.00	2.50	50	2005	2005
4	9945	Well/Sept	0	100	0	0		1.00	7,000.00	100		
5	0261	PRCH, UOP	0	100	0	0		1.00	0.00	100	2016	2016

TOTAL OB/XF													8,650
426 SW JODI CT, LAKE CITY													

BUILDING NOTES												

BUILDING DIMENSIONS												
BAS= W60 S31 E60 N31\$.												

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	5.01	AC		1.00	1.00	1.00	13,000.00	13,000.00	65,130								