

THE S 1/2 OF THE FOLLOWING:
 (AKA LOT 10 MAGNOLIA ACRES S/D U
 COMM SE COR OF NEL/4, RUN N 554.

ALBRITTON SHERI E
 456 SW JODI CT
 LAKE CITY, FL 32024

2026

36-4S-15-00414-225


BUILDING CHARACTERISTICS					
ELEMENT	CD				
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	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	02 02 100				
Kitchen Adjus	01 01 100				
Quality	03 03				
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	1,216	100		1,216	28,766
TOTALS	1,216			1,216	28,766

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	MOBILE HME	100%	- 2026		Heated Area: 1216					HX Base Yr 2026		

BAS

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE			28,766
TOTAL MARKET OB/XF VALUE			7,000
TOTAL LAND VALUE - MARKET			55,000
TOTAL MARKET VALUE			90,766
SOH/AGL Deduction			45,637
ASSESSED VALUE			45,129
TOTAL EXEMPTION VALUE	HX HB		25,000
BASE TAXABLE VALUE			20,129
TOTAL JUST VALUE			90,766
NCON VALUE			7,000
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			76,927

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054003	Roof Replacement	6,000	09/08/2025

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1529/127	11/14/2024	QC	U	I	11	100
GRANTOR: ALBRITTON SHERI E						
GRANTEE: ALBRITTON SHERI E						
1464/1523	4/08/2022	LE	U	I	14	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	Q	% COND	OB/XF MKT VALUE	NOTES
1	9945	Well/Sept	0	100	0	0			7,000.00	100	2026	2025		100	7,000	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W76 S16 E76 N16\$.	

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	5.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	55,000							