

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	27,399
TOTALS	1,216			1,216	27,399

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			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE	27,399		
TOTAL MARKET OB/XF VALUE	7,000		
TOTAL LAND VALUE - MARKET	55,000		
TOTAL MARKET VALUE	89,399		
SOH/AGL Deduction	44,950		
ASSESSED VALUE	44,449		
TOTAL EXEMPTION VALUE	HX HB 25,000		
BASE TAXABLE VALUE	19,449		
TOTAL JUST VALUE	89,399		
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		1.00	UT 7,000.00	7,000.00	100	2026	2025	100	7,000	

TOTALS		456 SW JODI CT, LAKE CITY			
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE
			05/06/2026		MLU

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									