COMM SW COR OF NW1/4 OF SW1/4,
RUN N 338.26 FT TO SW COR OF
N3/4 OF NW1/4 OF SW1/4, RUN E

CRAWFORD SCOTT A/PLATON AMY C
6130 TEDDER RD
FT PIERCE, FL 34947

2026

01-4S-16-02678-021

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

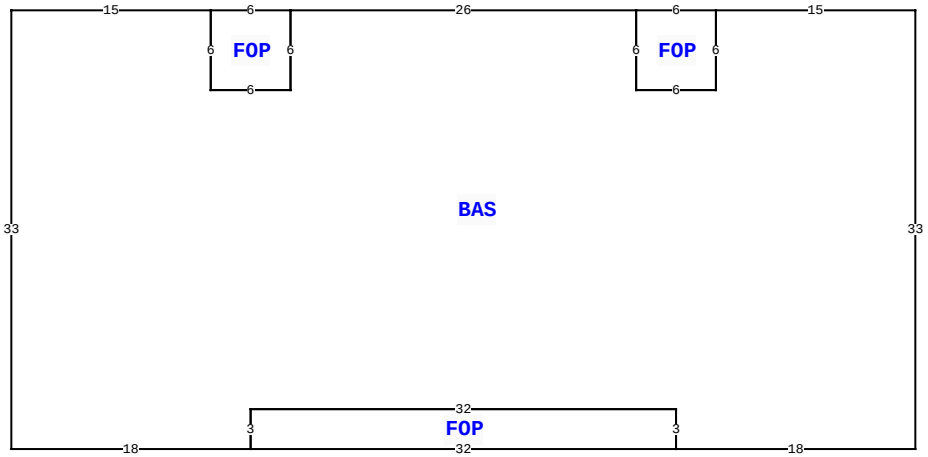
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	06	VINYL ASB 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Story Height		0 100
RMS		0 100
Stories	0	0 100
Units		2 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0800	MULTI-FAM <10
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	1416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,076	100		2,076	114,545
FOP	36	30		11	607
FOP	36	30		11	607
FOP	96	30		29	1,600
TOTALS	2,244			2,127	117,360

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2700	03	2,127	118.0200	100.32	213,381	1980	1980	0	0	0	45.00	55.00

1 DUPLEX 0% - 0 Heated Area: 2076 HX Base Yr



301 SW LEISURE DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	117,360
TOTAL MARKET OB/XF VALUE	4,750
TOTAL LAND VALUE - MARKET	15,750
TOTAL MARKET VALUE	137,860
SOH/AGL Deduction	0
ASSESSED VALUE	137,860
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	137,860
TOTAL JUST VALUE	137,860
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	139,993

PERMIT NUM	DESCRIPTION	AMT	ISSUED
27645	MAINT/ALTR	35	02/20/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1057/1505	3/25/2005	WD	Q	I	06	100
GRANTOR: WILLIAM F & LESLIE A						
GRANTEE: SCOTT A CRAWFORD &						
0776/1542	6/28/1993	WD	Q	I		72,500
GRANTOR: O P DAUGHTRY						
GRANTEE: EDITH C WILLIAMS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W15 FOP= W6 S6 E6 N6$ S6 W6N6 W26 FOP= W6 S6 E6 N6$ S6 W6N6 W15 S33 E18 FOP= E32 N3 W32S3$ N3 E32 S3 E18 N33$.

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	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	1,900	
2	0297	SHED CONCR	0	0	20	16	320.00	UT	5.00	5.00	100	1993	1993	3	100	1,600	
3	0060	CARPORT F	0	0	11	16	176.00	UT	5.00	5.00	100	1993	1993	3	100	880	
4	0258	PATIO	0	0	8	8	64.00	UT	2.50	2.50	100	1993	1993	3	100	160	
5	0258	PATIO	0	0	8	8	64.00	UT	2.50	2.50	100	1993	1993	3	100	160	
6	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	50	

LAND DESCRIPTION

TOTAL OB/XF 4,750

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	0800	C	MULTI-FAM	0		00	0.00	0.00	1.00	LT		1.00	1.00	0.70	22,500.00	15,750.00	15,750							

REVIEW DATE 08/22/2023 BY JB Total Acres: 0.51 Total Land Value: 15,750 Market: 0 Agricultural: 0 Common: 15,750 PRINTED 11/19/2025 BY SYS