LOT 4 CRAWFORD POINTE.
WD 1150-2745, WD 1187-637, WD 13

DURBIN FRANKLIN
371 SW MATTIE CT
LAKE CITY, FL 32025

2026

05-5S-17-09124-104

BUILDING CHARACTERISTICS

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	12	HARDWOOD 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	05	05

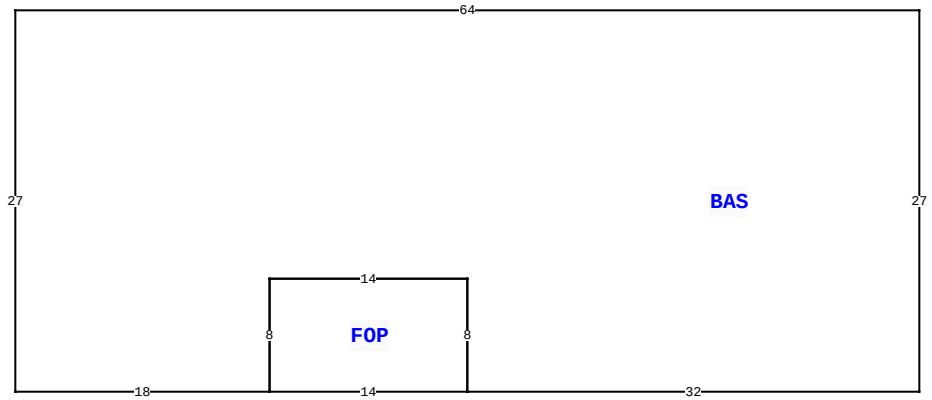
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 5517.0300 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,616	100		1,616	150,216
FOP	112	35		39	3,625
TOTALS	1,728			1,655	153,841

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,655	120.6000	113.36	187,611	2016	2016	0	0	0	18.00	82.00

1 MANUF 1 100% - 2023 Heated Area: 1616 HX Base Yr 2023



371 SW MATTIE CT, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		153,841
TOTAL MARKET OB/XF VALUE		8,700
TOTAL LAND VALUE - MARKET		35,100
TOTAL MARKET VALUE		197,641
SOH/AGL Deduction		19,079
ASSESSED VALUE		178,562
TOTAL EXEMPTION VALUE	HX HB 13	178,562
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		197,641
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		201,393

PERMIT NUM	DESCRIPTION	AMT	ISSUED
34152	M H	375	06/16/2016
29299	PUMP/UTPOL	50	04/08/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1479/1592	11/14/2022	WD	Q	I	05	340,000
GRANTOR: FARMER SCOTT M						
GRANTEE: DURBIN FRANKLIN						
1366/0294	8/06/2018	WD	Q	I	05	182,000
GRANTOR: KENNETH C VINSON						
GRANTEE: SCOTT M & JANEEN G						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W64 S27 E18 FOP= E14 N8 W14 S8$ N8 E14 S8 E32 N27$.

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	2017	2017	3	100	1,200	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	400	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	100	

LAND DESCRIPTION

TOTAL OB/XF 8,700

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-3	0.00	0.00	1.00	LT		1.00	1.00	0.90	39,000.00	35,100.00	35,100							

REVIEW DATE 02/01/2023 BY CP Total Acres: 5.14 Total Land Value: 35,100 Market: 0 Agricultural: 0 Common: 35,100 PRINTED 11/05/2025 BY SYS