LOT 6 CRAWFORD POINTE.

WD 1151-931, CT 1186-1696, WD 12

BALDERAS TRONNIA A
304 SW MATTIE CT
LAKE CITY, FL 32025

2026

05-5S-17-09124-106

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 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		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	05	05

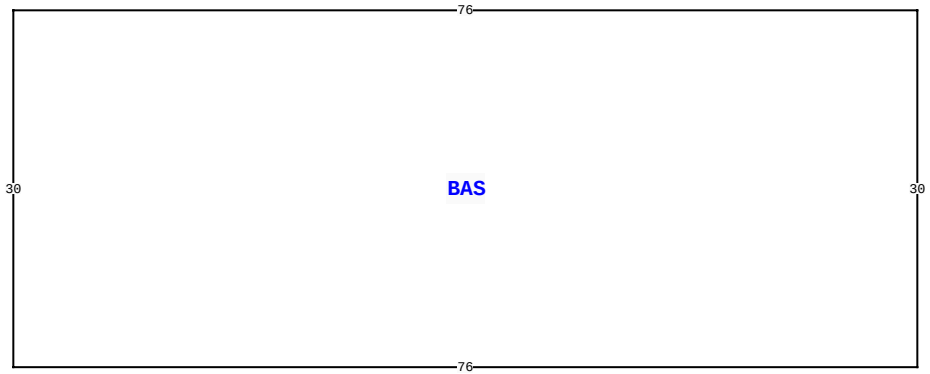
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	5517.0300 1.00/		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,280	100		2,280	197,412
TOTALS	2,280			2,280	197,412

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	2,280	116.6000	109.60	249,888	2016	2015	0	0	0	21.00	79.00

1 MANUF 1 100% - 2016 Heated Area: 2280 HX Base Yr 2016



304 SW MATTIE CT, 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: 3	Tax Dist:	
BUILDING MARKET VALUE		197,412
TOTAL MARKET OB/XF VALUE		9,000
TOTAL LAND VALUE - MARKET		35,100
TOTAL MARKET VALUE		241,512
SOH/AGL Deduction		108,427
ASSESSED VALUE		133,085
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		82,363
TOTAL JUST VALUE		241,512
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		249,008

PERMIT NUM	DESCRIPTION	AMT	ISSUED
33311	M H	463	08/25/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1221/0718	9/07/2011	WD	U	V	40	50,000
GRANTOR: BKL INVESTMENT CO						
GRANTEE: TRONNIA A BALDERAS						
1186/1696	12/16/2009	CT	U	V	11	100
GRANTOR: CLERK OF COURT(MITCHE						
GRANTEE: BKL INVESTMENT CO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W76 S30 E76 N30$.

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	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	400	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,600	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 9,000

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 07/20/2017 BY DF Total Acres: 5.21 Total Land Value: 35,100 Market: 0 Agricultural: 0 Common: 35,100 PRINTED 11/06/2025 BY SYS