LOT 8 CRAWFORD POINTE.
WD 1151-476, WD 1153-1812, WD 11

HUNTER ROBERT K/HUNTER DANIELLE L
178 SW MATTIE CT
LAKE CITY, FL 32025

2026

05-5S-17-09124-108

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 50
Interior Floo	14	CARPET 50
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

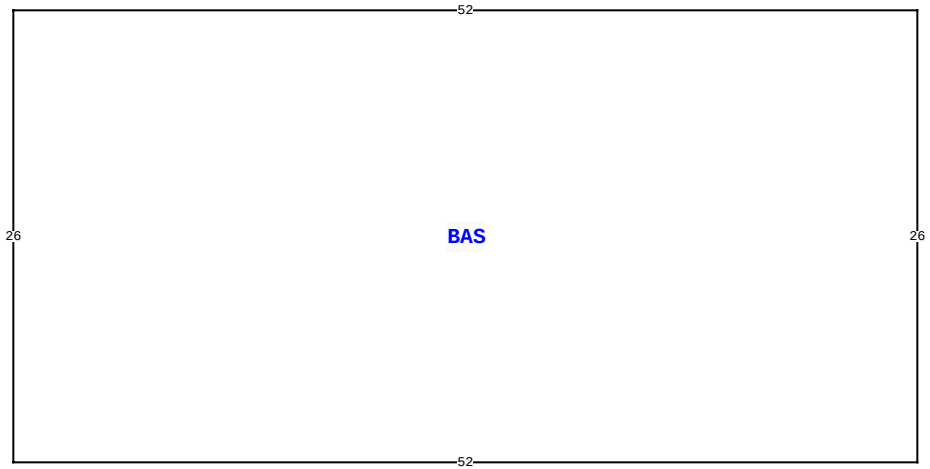
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	5517.0300 1.00/		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,352	100		1,352	109,757
TOTALS	1,352			1,352	109,757

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0202	02	1,352	115.5000	114.34	154,588	2012	2012	0	0	0	29.00	71.00

1 MANUF 2 100% - 2020 Heated Area: 1352 HX Base Yr 2020



178 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		109,757
TOTAL MARKET OB/XF VALUE		9,412
TOTAL LAND VALUE - MARKET		39,000
TOTAL MARKET VALUE		158,169
SOH/AGL Deduction		36,594
ASSESSED VALUE		121,575
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		70,853
TOTAL JUST VALUE		158,169
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		162,807

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052997	Electrical Servic		05/02/2025
000043116	Roof Replacement	7,764	11/08/2021
30277	M H	445	07/12/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1385/2245	5/31/2019	WD	Q	I	01	149,900
GRANTOR: TRACY ANN SHORT						
GRANTEE: ROBERT K & DANIELLE						
1344/2749	9/29/2017	WD	Q	I	01	129,900
GRANTOR: JESSICA FERRELL F/K/A						
GRANTEE: TRACY ANN SHORT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W52 S26 E52 N26$.

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	0081	DECKING WI	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	500	
2	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	400	
3	0327	STABLES-SM	0	100	28	38	1,064.00	UT	8.00	8.00	100	2017	2017	3	100	8,512	

LAND DESCRIPTION

TOTAL OB/XF 9,412

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	1.00	39,000.00	39,000.00	39,000							

REVIEW DATE 07/19/2017 BY DF Total Acres: 5.54 Total Land Value: 39,000 Market: 0 Agricultural: 0 Common: 39,000 PRINTED 11/06/2025 BY SYS