

COMM SW COR OF NE1/4 OF SW1/4,
RUN N 485 FT, E 50.40 FT TO E
R/W CR-133, CONT E 470 FT TO E

MANTINI LOUIS & CYNTHIA/MANTINI CYNTHIA
5725 SE COUNTY CLUB ROAD
LAKE CITY, FL 32025

2026

27-4S-17-08773-000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY									
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1														
Exterior Wall	05	AVERAGE 100	0100	01	2,395	105.3420	117.98	282,562	1970	1989	0	0	35.00	65.00	VALUATION SUMMARY														
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM 100% - 1998													Heated Area: 1920													
Roof Cover	12	MODULAR MT 100														HX Base Yr 1998													
Interior Wall	05	DRYWALL 100																											
Interior Floo	14	CARPET 80																											
Interior Floo	08	SHT VINYL 20																											
Air Condition	03	CENTRAL 100																											
Heating Type	04	AIR DUCTED 100																											
Bedrooms		2 100																											
Bathrooms		2 100																											
Frame	01	NONE 100																											
Stories	1.	1. 100																											
Architectual	05	CONV 100																											
Units		0 100																											
Condition Adj	03	03 100																											
Kitchen Adjus	01	01 100																											
Quality	05	05																											
DOR CODE	5000IMPROVED AG																												
MAP NUM															MKT AREA	02													
NEIGHBORHOOD/LOC	27417.00 1.00/																												
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																								
BAS	1,920	100		1,920	147,239																								
UDG	864	55		475	36,427																								
TOTALS	2,784			2,395	183,665																								
EXTRA FEATURES					5725 SE COUNTRY CLUB RD, LAKE CITY																								
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	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000													
2	0031	BARN,MT AE	0	100	40	60	2,400.00	UT	3.00	3.00	100	0	0	3	100	7,200													
3	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	800													
4	0280	POOL R/CON	0	100	12	32	384.00	UT	70.00	70.00	100	1999	1999	3	40	10,752													
5	0282	POOL ENCL	0	100	28	64	1,792.00	UT	15.00	15.00	100	1999	1999	3	40	10,752													
6	0020	BARN,FR	0	100	0	0	1.00	UT	0.00	0.00	100	1999	1999	3	100	2,000													
7	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	300													
8	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	100													
9	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,300													
TOTAL OB/XF																		35,204											
LAND DESCRIPTION																													
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	0100	C	SFR	100		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	9,500.00	9,500.00	9,500												
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	8.01	AC		1.00	1.00	1.00	280.00	280.00	2,243												
3	9910	M	MKT. VAL. AG	0		A-1	0.00	0.00	8.01	AC		1.00	1.00	1.00	9,500.00	9,500.00	76,095												
REVIEW DATE 06/23/2017 BY DF Total Acres: 9.01 Total Land Value: 11,743 Market: 76,095 Agricultural: 2,243 Common: 9,500 PRINTED 11/17/2025 BY SYS																													