LOT 6 BLOCK E BELLAIRE S/D.

392-327, DC 864-333, 868-2546,

CRAWFORD NELSON M
171 SE NATALIE TER
LAKE CITY, FL 32025

2025

34-3S-17-07013-006

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

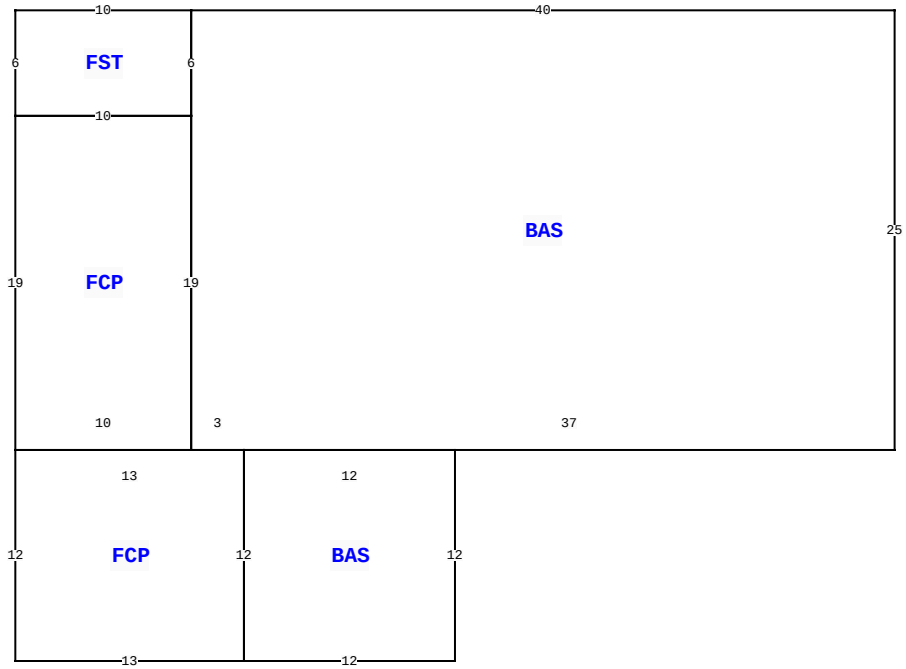
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 90
Exterior Wall	05	AVERAGE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 90
Roof Cover	12	MODULAR MT 10
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	34317.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	144	100		144	12,098
BAS	1,000	100		1,000	84,013
FCP	156	25		39	3,277
FCP	190	25		48	4,033
FST	60	55		33	2,772
TOTALS	1,550			1,264	106,192

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,264	115.4000	129.25	163,372	1977	1987	0	0	0	35.00	65.00

1 SINGLE FAM – 100% - 2003 Heated Area: 1144 HX Base Yr 2003



171 SE NATALIE TER, 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		106,192
TOTAL MARKET OB/XF VALUE		850
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		125,542
SOH/AGL Deduction		53,807
ASSESSED VALUE		71,735
TOTAL EXEMPTION VALUE	HX HB	46,735
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		125,542
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		118,903

PERMIT NUM	DESCRIPTION	AMT	ISSUED
31024	MAINT/ALTR	0	05/09/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0952/1859	4/30/2002	WD	P	I	99	59,000
GRANTOR: REGISTER						
GRANTEE: CRAWFORD						
0868/2546	11/10/1998	WD	Q	I		48,900
GRANTOR: RAMIREZ						
GRANTEE: REGISTER						

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	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	150	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
3	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	400	

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W40 FST= W10 S6 E10 N6$S6 FCP= W10 S19 FCP= S12 E13 N12 W13$ E10 N19$ S19 E3 BAS= S12 E12 N12 W12$ E37 N25$.

LAND DESCRIPTION

TOTAL OB/XF 850

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	0100	C	SFR	100		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 01/25/2017 BY DF Total Acres: 0.24 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 08/01/2025 BY SYS