LOT 4 CRAWFORD POINTE.

WD 1150-2745, WD 1187-637, WD 13

DURBIN FRANKLIN
371 SW MATTIE CT
LAKE CITY, FL 32025

**2027**

**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

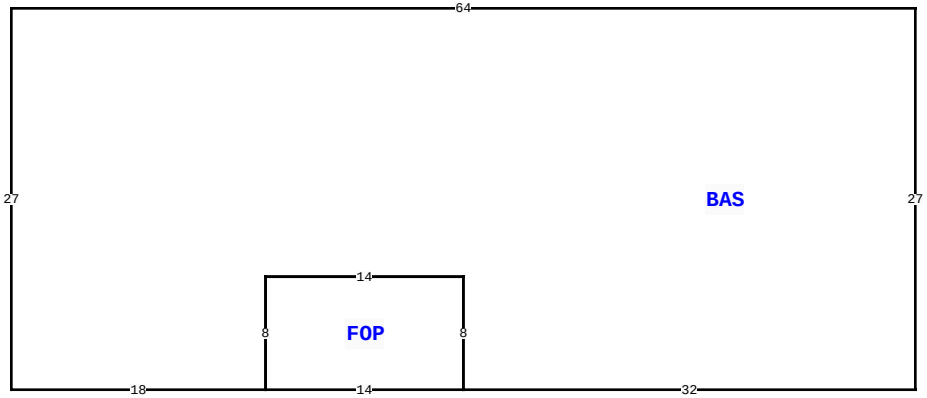
NEIGHBORHOOD/LOC 5517.0300 1.00/

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,616 | 100 | | 1,616 | 148,626 |
| FOP | 112 | 35 | | 39 | 3,587 |
| TOTALS | 1,728 | | | 1,655 | 152,212 |

## 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 | 112.16 | 185,625 | 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 | 05/07/2026 MLU |
| INC DATE | | AG DATE | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 3 | Tax Dist: |
| BUILDING MARKET VALUE | 152,212 |
| TOTAL MARKET OB/XF VALUE | 8,700 |
| TOTAL LAND VALUE - MARKET | 54,000 |
| TOTAL MARKET VALUE | 214,912 |
| SOH/AGL Deduction | 31,529 |
| ASSESSED VALUE | 183,383 |
| TOTAL EXEMPTION VALUE | HX HB 13 183,383 |
| BASE TAXABLE VALUE | 0 |
| TOTAL JUST VALUE | 214,912 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 216,541 |

| 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 | 60,000.00 | 54,000.00 | 54,000 | | | | | | | |

REVIEW DATE 02/01/2023 BY CP Total Acres: 5.14 Total Land Value: 54,000 Market: 0 Agricultural: 0 Common: 54,000 PRINTED 11/16/2026 BY SYS