LOT 5 CRAWFORD POINTE.
WD 1152-952, WD 1178-649, WD 117

DURBIN FRANKLIN
371 SW MATTIE CT
LAKE CITY, FL 32025

2027

05-5S-17-09124-105

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0700	MISC IMPROVED	
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
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

344 SW MATTIE CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	18,107
TOTAL LAND VALUE - MARKET	40,500
TOTAL MARKET VALUE	58,607
SOH/AGL Deduction	4,844
ASSESSED VALUE	53,763
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	53,763
TOTAL JUST VALUE	58,607
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	58,607

PERMIT NUM	DESCRIPTION	AMT	ISSUED

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

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	0060	CARPORT F	0	0	18	36	648.00	UT	5.50	5.50	100	2017	2017	3	100	3,564	
2	0040	BARN,POLE	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	400	
3	9946	Well	0	0	0	0	1.00	UT	4,000.00	4,000.00	100			3	100	4,000	
4	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	4,995	
5	0060	CARPORT F	0	0	26	36	936.00	UT	5.50	5.50	100	2017	2017	3	100	5,148	

LAND DESCRIPTION

TOTAL OB/XF 18,107

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	0700	C	MISC RES	0		A-3	0.00	0.00	1.00	LT		1.00	1.00	0.68	60,000.00	40,500.00	40,500							

REVIEW DATE 02/01/2023 BY CP — Total Acres: 6.48 — Total Land Value: 40,500 — Market: 0 — Agricultural: 0 — Common: 40,500 — PRINTED 11/16/2026 BY SYS