LOT 5 BLOCK B LOTTIE FARMS S/D

715-809, 934-500, WD 996-825, WD

MATTHEWS ANGELA J/MATTHEWS ZACHARY
3111 BROOKHAVEN CT
GREEN COVE SPRINGS, FL 32043

2027

18-4S-16-03055-155

BUILDING CHARACTERISTICS

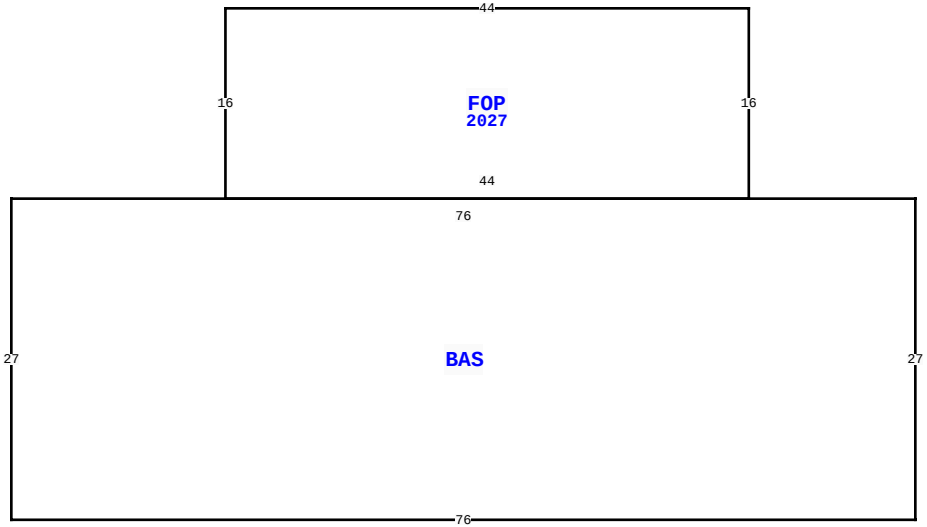
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	18416.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,052	100		2,052	143,770
FOP	704	35	2027	246	17,235
TOTALS	2,756			2,298	161,006

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	2,298	115.9000	107.79	247,701	2004	2010	0	0	0	35.00	65.00

1 MANUF 1 100% - 2004 Heated Area: 2052 HX Base Yr 2004



357 SW LOTTIE CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/22/2026 MLU
INC DATE		AG DATE	

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	2003	2003	3	100	1,200	
2	0081	DECKING WI	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	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	
5	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	800	
6	0020	BARN,FR	0	100	30	36	1,080.00	UT	10.00	10.00	100	2019	2019	3	100	10,800	
7	0261	PRCH, UOP	0	100	12	30	360.00	UT	7.00	7.00	100	2019	2019	3	100	2,520	
8	0020	BARN,FR	0	100	45	30	1,350.00	UT	12.00	12.00	100	2027	2026		100	16,200	
9	0252	LEAN-TO W/	0	100	14	45	630.00	UT	7.00	7.00	100	2027	2026		100	4,410	
10	0252	LEAN-TO W/	0	100	14	45	630.00	UT	7.00	7.00	100	2027	2026		100	4,410	

LAND DESCRIPTION

TOTAL OB/XF 47,740

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-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 10/02/2026 BY ME Total Acres: 4.83 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 11/17/2026 BY SYS

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		161,006
TOTAL MARKET OB/XF VALUE		47,740
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		263,746
SOH/AGL Deduction		108,367
ASSESSED VALUE		155,379
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		103,968
TOTAL JUST VALUE		263,746
NCON VALUE		42,256
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		202,681

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21197	M H	147	10/23/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1578/1468	9/28/2026	WD	Q	I	01	326,000
GRANTOR: SILVEY DUKE J						
GRANTEE: MATTHEWS ANGELA J						
0996/0825	9/26/2003	WD	Q	V		29,900
GRANTOR: WESTRIDGE INC						
GRANTEE: DUKE J SILVEY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W76 S27 E76 N27 $
FOP=[YR=2027;ORIG=-58,-16] S16 E44 N16 W44 $
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