LOT 4 BLOCK A SOUTHERN HILLS S/D
636-728, WD 1132-1856, CD 1185-2

HESS DAVID L
1513 SW SEBASTIAN CIR
LAKE CITY, FL 32024

2026

21-5S-16-03671-004

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 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	03	03

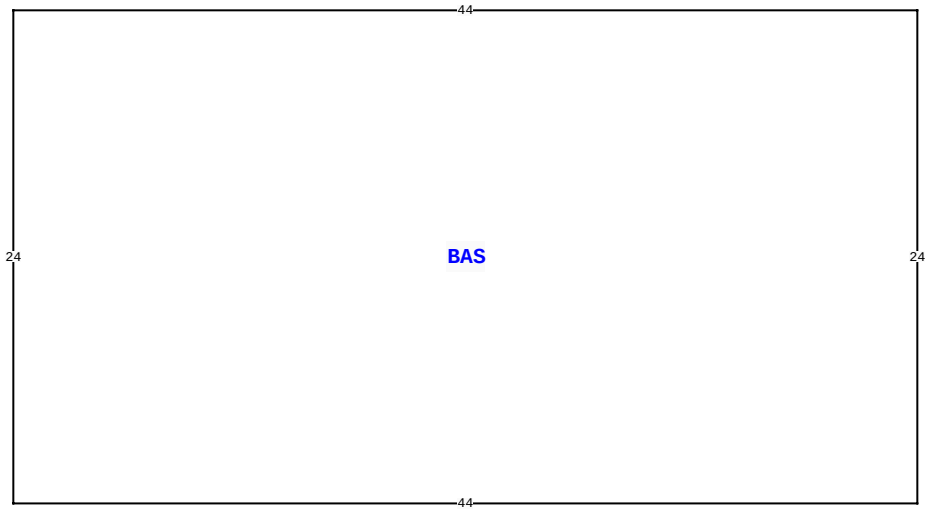
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 21516.010 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,056	100		1,056	24,634
TOTALS	1,056			1,056	24,634

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,056	97.2000	58.32	61,586	1982	1982	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2011 Heated Area: 1056 HX Base Yr 2011



1513 SW SEBASTIAN CIR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/10/2024 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		24,634
TOTAL MARKET OB/XF VALUE		7,200
TOTAL LAND VALUE - MARKET		40,000
TOTAL MARKET VALUE		71,834
SOH/AGL Deduction		38,695
ASSESSED VALUE		33,139
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		8,139
TOTAL JUST VALUE		71,834
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		71,834

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1411/2127	5/18/2020	WD	U	I	11	100
GRANTOR: DEAS-BULLARD PROPERTI						
GRANTEE: DAVID L HESS						
1132/1856	9/26/2007	WD	Q	V	01	100
GRANTOR: AUDREY BULLARD & JOHN						
GRANTEE: DEAS BULLARD PROPER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W44 S24 E44 N24$.

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	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	200	
2	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,200

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	40,000.00	40,000.00	40,000							

REVIEW DATE 10/25/2019 BY BC Total Acres: 4.01 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 11/19/2025 BY SYS