LOT 7 BLOCK A SOUTHERN HILLS S/D
706-175, 756-1725, 908-2147, QC

WEBER GEORGE W SR/WEBER MARY
449 ROSE ROAD
WOODBOURNE, NY 12788

2026

21-5S-16-03671-007

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

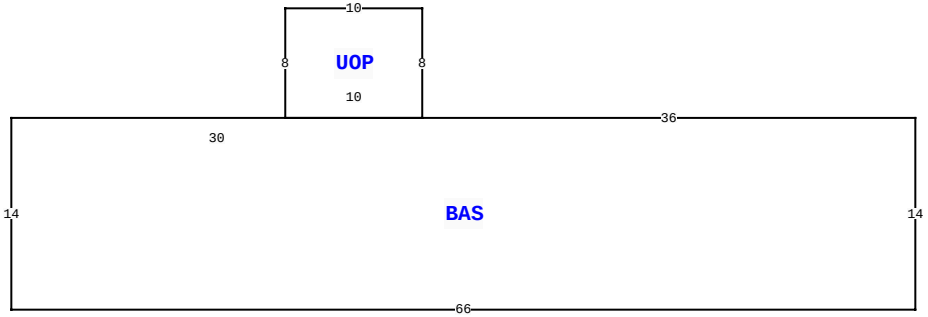
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	01	NONE 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	01	01
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	924	100		924	9,057
UOP	80	25		20	196
TOTALS	1,004			944	9,253

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0201	02	944	52.1400	49.01	46,265	1987	1987	0	0	50	45.00	20.00

1 MANUF 1 0% - 0 Heated Area: 924 HX Base Yr



1315 SW SEBASTIAN CIR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/10/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	9,253
TOTAL MARKET OB/XF VALUE	7,000
TOTAL LAND VALUE - MARKET	40,000
TOTAL MARKET VALUE	56,253
SOH/AGL Deduction	11,358
ASSESSED VALUE	44,895
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	44,895
TOTAL JUST VALUE	56,253
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	56,253

PRMT:1:1: LOEREY

PERMIT NUM	DESCRIPTION	AMT	ISSUED
16706	M H	125	03/08/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1174/1585	5/30/2009	WD	Q	I	01	22,000
GRANTOR: JOHN CARDOS						
GRANTEE: GEORGE W SR & MARY						
1107/0638	7/13/2006	QC	Q	I	01	100
GRANTOR: WILLIAM LOWREY						
GRANTEE: JOHN J CARDOS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W36 UOP= N8 W10 S8 E10$ W30 S14 E66 N14$.

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	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,000

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	0		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: 4.12 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 11/19/2025 BY SYS