

LOT 10 BLOCK A SOUTHERN HILLS S/
579-60, 878-235,

FARMER COLLEEN T/HENDERSON MATTHEW E
1137 SW SEBASTIAN CIR
LAKE CITY, FL 32024

2026

21-5S-16-03671-010



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	01	MINIMUM 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	08	SHT VINYL 100
Air Condition	02	WINDOW 100
Heating Type	01	NONE 100
Bedrooms		2 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100

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	672	100		672	8,830
TOTALS	672			672	8,830

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0294	SHED WOOD/	0	0	11	42	1.00	UT	0.00	0.00	
2	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV
1	0200	C	MBL HM	0		A-1	0.00	0.00	1.00	LT	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	672	54.7500	32.85	22,075	1970	1970	0	0	60.00	40.00
2 MOBILE HME 0% - 0 Heated Area: 672 HX Base Yr											
Diagram showing a rectangular lot with dimensions 56 (width) and 12 (height). The lot is labeled 'BAS' in the center.											
1137 SW SEBASTIAN CIR, LAKE CITY											
BLD DATE: 05/10/2024 MLU											

TOTAL OB/XF 8,000											
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COLUMBIA COUNTY PROPERTY					PAGE 1 of 1	3
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 3		Tax Dist:				
BUILDING MARKET VALUE				8,830		
TOTAL MARKET OB/XF VALUE				8,000		
TOTAL LAND VALUE - MARKET				40,000		
TOTAL MARKET VALUE				56,830		
SOH/AGL Deduction				10,931		
ASSESSED VALUE				45,899		
TOTAL EXEMPTION VALUE				0		
BASE TAXABLE VALUE				45,899		
TOTAL JUST VALUE				56,830		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				56,830		
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