COMM NE COR LOT 12, RUN SE ALONG
SW 315.16 FT, NW 204.48 FT, NE 2
(PART LOT 12 BLOCK A SOUTHERN HI

ANDREWS ROY R
1037 SW SEBASTAIN CIR
LAKE CITY, FL 32024

2026

21-5S-16-03671-012

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	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		2 100
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

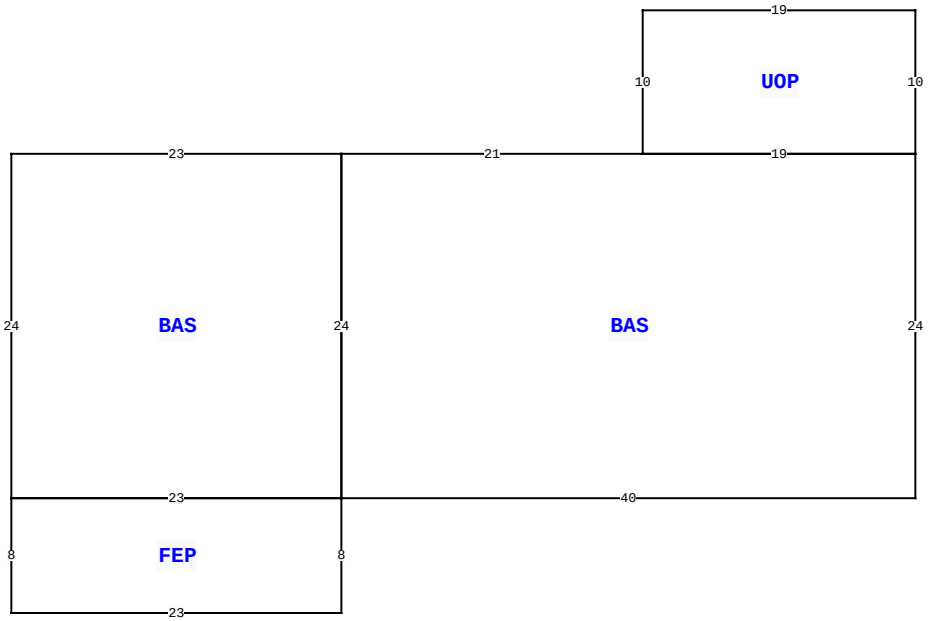
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 21516.010 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	552	100		552	10,585
BAS	960	100		960	18,409
FEP	184	85		156	2,992
UOP	190	25		48	920
TOTALS	1,886			1,716	32,906

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,716	79.9000	47.94	82,265	1985	1985	0	0	0	60.00	40.00

1 MOBILE HME 100% - 1998 Heated Area: 1512 HX Base Yr 1998



1037 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		32,906
TOTAL MARKET OB/XF VALUE		10,500
TOTAL LAND VALUE - MARKET		20,000
TOTAL MARKET VALUE		63,406
SOH/AGL Deduction		33,562
ASSESSED VALUE		29,844
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		4,844
TOTAL JUST VALUE		63,406
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		63,406

XFOB:1:1: CHAD M H

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0834/1876	1/22/1997	WD	U	I	11	22,000
GRANTOR: GREEN TREE FINANCIAL						
GRANTEE: ROY R & CHRISTINE D						
0827/1989	8/28/1996	CT	U	I	11	0
GRANTOR: CLERK OF COURT						
GRANTEE: GREEN TREE FINANCIA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W21 BAS= W23 S24 E23 N24$ S24 FEP= W23 S8 E23 N8$ E40 N24 UOP= N10 W19 S10 E19$W19$.

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	2019	2019	3	100	1,500	
2	0263	PRCH,USP	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	800	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	800	
5	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	400	

LAND DESCRIPTION

TOTAL OB/XF 10,500

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	0102	C	SFR/MH	100		A-1	0.00	0.00	1.00	LT		1.00	1.00	0.50	40,000.00	20,000.00	20,000							

REVIEW DATE 10/25/2019 BY BC Total Acres: 1.17 Total Land Value: 20,000 Market: 0 Agricultural: 0 Common: 20,000 PRINTED 11/19/2025 BY SYS