

LOT 13 BLOCK A SOUTHERN HILLS S/
770-1652, 791-633, 818-1314, 818

MULLENS DOTTIE D
953 SW SEBASTIAN CIR
LAKE CITY, FL 32024-5134

2026

21-5S-16-03671-013



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	03	CENTRAL 100
Heating Type	04	AIR DUCTED 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		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	20,602
TOTALS	924			924	20,602

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	
2	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	
5	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	
6	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	0200	C	MBL HM	100		A-1	0.00	0.00	1.00	LT	

REVIEW DATE 10/25/2019 BY BC

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	924	92.9000	55.74	51,504	1993	1993	0	0	0 60.00	40.00
2 MOBILE HME 100% - 2014 Heated Area: 924 HX Base Yr 2014											
BAS											
951 SW SEBASTIAN CIR, LAKE CITY											

TOTAL OB/XF											
10,550											

TOTAL OB/XF											
10,550											

Total Acres: 4.01 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000

COLUMBIA COUNTY PROPERTY			
PAGE 1 of 1			3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		20,602	
TOTAL MARKET OB/XF VALUE		10,550	
TOTAL LAND VALUE - MARKET		40,000	
TOTAL MARKET VALUE		71,152	
SOH/AGL Deduction		34,734	
ASSESSED VALUE		36,418	
TOTAL EXEMPTION VALUE		30,000	
BASE TAXABLE VALUE		6,418	
TOTAL JUST VALUE		71,152	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		71,152	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23779	M H	493	10/26/2005
12674	RECONNECT	50	06/17/1997

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1027/1007	10/05/2004	QC	Q	I	01	100	
GRANTOR: FAIGNANT & PENDLEY							
GRANTEE: MULLENS							
1024/0788	4/02/2004	WD	Q	I	04	100	
GRANTOR: BULLARD DEAS							
GRANTEE: MULLINS							

BUILDING NOTES											
----------------	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS											
---------------------	--	--	--	--	--	--	--	--	--	--	--

BAS= W66 S14 E66 N14\$.

OTHER ADJUSTMENTS AND NOTES											

PRINTED 11/19/2025 BY SYS