

LOT 16 BLOCK A SOUTHERN HILLS S/
637-749, 695-490, WD 844-2120,

GIORGIANNI CHARLES ROBERT/GIORGIANNI MARSHA W
789 SW SEBASTIAN CIRCLE
LAKE CITY, FL 32024

2026

21-5S-16-03671-016



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 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		3 100
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	1,980	100		1,980	116,599
FOP	300	35		105	6,183

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0296	SHED METAL	0	100	12	16	192.00	UT	12.00	12.00	
2	0070	CARPORT UF	0	100	18	20	360.00	UT	2.50	2.50	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	
4	0296	SHED METAL	0	100	12	16	192.00	UT	12.00	12.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV
1	0102	C	SFR/MH	100		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	
0201	02	2,085	113.9000	107.07	223,241	2006	2006	0	0	45.00	55.00	
1 MANUF 1 100% - 0 Heated Area: 1980 HX Base Yr												
BAS FOP												
789 SW SEBASTIAN CIR, LAKE CITY												

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		122,783	
TOTAL MARKET OB/XF VALUE		12,508	
TOTAL LAND VALUE - MARKET		40,000	
TOTAL MARKET VALUE		175,291	
SOH/AGL Deduction		76,755	
ASSESSED VALUE		98,536	
TOTAL EXEMPTION VALUE		HX HB	50,722
BASE TAXABLE VALUE		47,814	
TOTAL JUST VALUE		175,291	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		175,291	

XFOB:1:1: FLEE MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
30313	M H	375	07/24/2012
7064	M H	60	04/19/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	V I	RSN CD	SALE PRICE
0695/0490	11/23/1987	AG	U	V			11,735

GRANTOR: DEAS

GRANTEE: GIORGIANNI

0637/0749	11/23/1987	QC	U	V			11,800
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GRANTOR: HENRY LINBURG &

GRANTEE: BULLARD AUDREY S &

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W66 S30 E31 FOP= S12 E25 N12 W25\$ E35 N30\$.