

LOT 17 BLOCK A SOUTHERN HILLS S/
615-125, 1032-2145, DC 1283-124,

KEATON JAMES C/KEATON LEAH J
610 SW SEBASTIAN CIRCLE
LAKE CITY, FL 32024

2026

21-5S-16-03671-017



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 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	0200MOBILE 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	1,152	100		1,152	31,491
UOP	84	25		21	574
UOP	88	25		22	601
UOP	128	25		32	875
TOTALS	1,452			1,227	33,541

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0040	BARN, POLE	0	0	0	1.00	UT	0.00	
2	0190	FPLC PF	0	0	0	1.00	UT	1,200.00	
3	9945	Well/Sept	0	0	0	1.00	UT	7,000.00	
4	0261	PRCH, UOP	0	0	0	1.00	UT	0.00	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0102	C	SFR/MH	0		A-1	0.00	0.00	1.00

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0800	02	1,227	113.9000	68.34	83,853	1986	1986	0	0	0	60.00	40.00
1 MOBILE HME 0% - 0 Heated Area: 1152 HX Base Yr												
BAS												
UOP												
UOP												
UOP												

723 SW SEBASTIAN CIR, LAKE CITY				XF DATE						LAND DATE		05/10/2024	MLU
				INC DATE						AG DATE			
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES			
1.00	UT	0.00	0.00	100	1993	1993	3	100	500				
1.00	UT	1,200.00	1,200.00	100	1993	1993	3	100	1,200				
1.00	UT	7,000.00	7,000.00	100			3	100	7,000				
1.00	UT	0.00	0.00	100	2014	2014	3	100	100				

TOTAL OB/XF												
8,800												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT
1	0102	C	SFR/MH	0		A-1	0.00	0.00	1.00	LT		1.00

COLUMBIA COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		33,541	
TOTAL MARKET OB/XF VALUE		8,800	
TOTAL LAND VALUE - MARKET		40,000	
TOTAL MARKET VALUE		82,341	
SOH/AGL Deduction		16,228	
ASSESSED VALUE		66,113	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		66,113	
TOTAL JUST VALUE		82,341	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		82,341	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1283/1547	10/24/2014	WD	Q	I	01	37,000	
GRANTOR: DONALD D HALL							
GRANTEE: JAMES C & LEAH J KE							
1032/2145	12/09/2004	WD	Q	I	04	10,285	
GRANTOR: DEAS							
GRANTEE: HALL							

BUILDING NOTES															

BUILDING DIMENSIONS															
BAS= W48 S24 UOP= S4 E21 N4 W21\$ E21 UOP= S8 E16 N8 W16\$ E16UOP= S8 E11 N8 W11\$ E11 N24\$.															