

LOT 9 BLOCK B SOUTHERN HILLS S/D  
640-367, 783-981, 783-988, WD 89

HOWARD WALLACE M JR/HOWARD SHANNON  
954 SW SEBASTIAN CIR  
LAKE CITY, FL 32024

2026

21-5S-16-03671-035



| 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 Units       | 01 | CONV 100<br>0 100 |

|                  |                  |                  |      |              |                      |
|------------------|------------------|------------------|------|--------------|----------------------|
| 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              | 432              | 100              |      | 432          | 11,809               |
| BAS              | 960              | 100              |      | 960          | 26,242               |
| FSP              | 220              | 40               |      | 88           | 2,406                |
|                  |                  |                  |      |              |                      |
|                  |                  |                  |      |              |                      |
|                  |                  |                  |      |              |                      |
| TOTALS           | 1,612            |                  |      | 1,480        | 40,457               |

| EXTRA FEATURES |            |             |     |     |    |    |        |    |          |                |       |
|----------------|------------|-------------|-----|-----|----|----|--------|----|----------|----------------|-------|
| L N            | OB/XF CODE | DESCRIPTION | BLD | CAP | L  | W  | UNITS  | UT | Adj R    | ADJ UNIT PRICE | NOTES |
| 1              | 0169       | FENCE/WOOD  | 0   | 0   | 0  | 0  | 1.00   | UT | 0.00     | 0.00           |       |
| 2              | 0070       | CARPORT UF  | 0   | 0   | 20 | 20 | 400.00 | UT | 2.50     | 2.50           |       |
| 3              | 9945       | Well/Sept   | 0   | 0   | 0  | 0  | 1.00   | UT | 7,000.00 | 7,000.00       |       |
| 4              | 0294       | SHED WOOD/  | 0   | 0   | 16 | 18 | 288.00 | UT | 14.00    | 14.00          |       |

| 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        |        |

| TYPE                                             | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | NORM    | % COND |
|--------------------------------------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|---------|--------|
| 0800                                             | 02  | 1,480     | 113.9000    | 68.34          | 101,143        | 1988 | 1988 | 0    | 0    | 0 60.00 | 40.00  |
| 1 MOBILE HME 0% - 0 Heated Area: 1392 HX Base Yr |     |           |             |                |                |      |      |      |      |         |        |
|                                                  |     |           |             |                |                |      |      |      |      |         |        |
| 954 SW SEBASTIAN CIR, LAKE CITY                  |     |           |             |                |                |      |      |      |      |         |        |

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

| COLUMBIA COUNTY PROPERTY  |  |           |   |
|---------------------------|--|-----------|---|
| PAGE 1 of 1               |  |           | 3 |
| VALUATION SUMMARY         |  |           |   |
| VALUATION BY              |  | STANDARD  |   |
| Tax Group: 3              |  | Tax Dist: |   |
| BUILDING MARKET VALUE     |  | 40,457    |   |
| TOTAL MARKET OB/XF VALUE  |  | 12,832    |   |
| TOTAL LAND VALUE - MARKET |  | 50,000    |   |
| TOTAL MARKET VALUE        |  | 103,289   |   |
| SOH/AGL Deduction         |  | 17,040    |   |
| ASSESSED VALUE            |  | 86,249    |   |
| TOTAL EXEMPTION VALUE     |  | 0         |   |
| BASE TAXABLE VALUE        |  | 86,249    |   |
| TOTAL JUST VALUE          |  | 103,289   |   |
| NCON VALUE                |  | 0         |   |
| INCOME VALUE              |  |           |   |
| PREVIOUS YEAR MKT VALUE   |  | 103,289   |   |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------|-----|--------|
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |

| SALES DATA               |            |           |     |     |        |            |  |
|--------------------------|------------|-----------|-----|-----|--------|------------|--|
| OFF RECORD Number        | DATE       | TYPE INST | Q U | V I | RSN CD | SALE PRICE |  |
| 0783/0988                | 12/01/1993 | CD        | U   | I   | 13     | 18,247     |  |
| GRANTOR: BULLARD-DEAS    |            |           |     |     |        |            |  |
| GRANTEE: WALLACE HOWARD  |            |           |     |     |        |            |  |
| 0783/0981                | 11/16/1993 | QC        | Q   | I   | 01     | 18,000     |  |
| GRANTOR: WILLIAM STAMPER |            |           |     |     |        |            |  |
| GRANTEE: BULLARD-DEAS    |            |           |     |     |        |            |  |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|--|--|
|                |  |  |  |  |  |  |  |  |  |  |  |

| BUILDING DIMENSIONS                                                           |  |  |  |  |  |  |  |  |  |  |  |
|-------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|--|--|
| BAS= W40 S24 E10 FSP= S11 E20 N11 W20\$ E30 N5 BAS= E24 N18 W24 S18\$ N19\$ . |  |  |  |  |  |  |  |  |  |  |  |