LOT 11 BLOCK B SOUTHERN HILLS S/
712-137, 887-720, WD 1002-2091,

MAIKRANZ JOSEPH H
774 SW SEBASTIAN CIR
LAKE CITY, FL 32024

2026

21-5S-16-03671-037

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	02	WINDOW 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	03	03

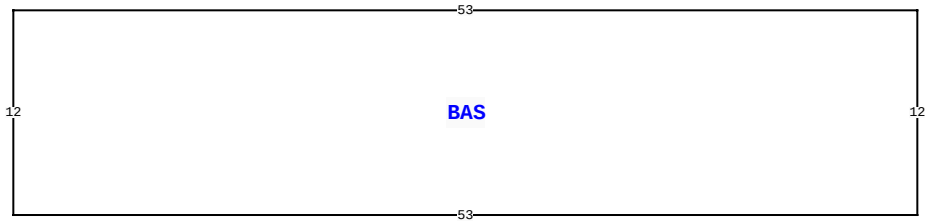
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	21516.010	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	636	100		636	11,802
TOTALS	636			636	11,802

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	636	77.3100	46.39	29,504	1967	1967	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2006 Heated Area: 636 HX Base Yr 2006



774 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		11,802
TOTAL MARKET OB/XF VALUE		10,000
TOTAL LAND VALUE - MARKET		40,000
TOTAL MARKET VALUE		61,802
SOH/AGL Deduction		32,033
ASSESSED VALUE		29,769
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		4,769
TOTAL JUST VALUE		61,802
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		61,802

PRMT:1:1: RENOVATION ON MH

XFOB:1:1: HOLI TR TR'L

PERMIT NUM	DESCRIPTION	AMT	ISSUED
9223	REMODEL	77	01/05/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1368/0147	9/04/2018	WD	U	I	34	100
GRANTOR: HOWARD A SHEPARDSON						
GRANTEE: JOSEPH H MAIKRANZ						
1312/1524	4/01/2016	AG	U	I	34	100
GRANTOR: DEAS BULLARD PROPERTI						
GRANTEE: HOWARD A SHEPARDSON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W53 S12 E53 N12$.

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	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
2	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	

LAND DESCRIPTION

TOTAL OB/XF 10,000

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	0200	C	MBL HM	100		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	40,000.00	40,000.00	40,000							

REVIEW DATE 10/28/2019 BY BC Total Acres: 4.01 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 10/03/2025 BY SYS