LOT 12 BLOCK A SOUTHERN HILLS EX
COR & EX 0.16 AC DESC ORB 773-16

GRIFFIN KENNETH
P O BOX 3828
LAKE CITY, FL 32056-3828

2026

21-5S-16-03671-044

BUILDING CHARACTERISTICS

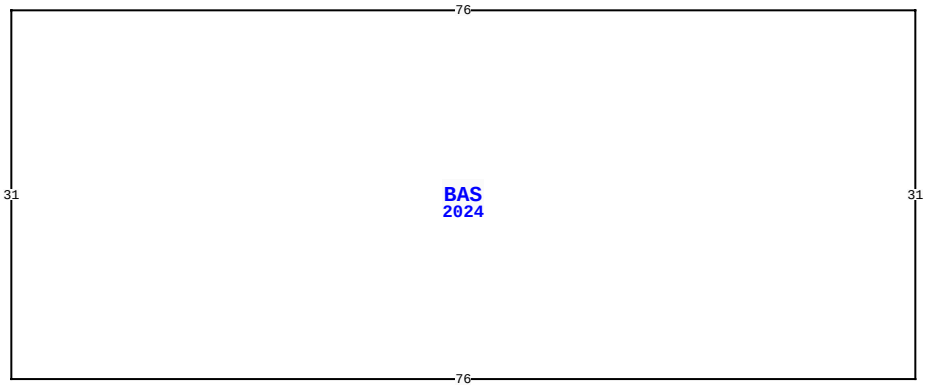
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
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	2,356	100	2024	2,356	256,778
TOTALS	2,356			2,356	256,778

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0202	02	2,356	113.5000	112.36	264,720	2023	2023	0	0	0	3.00	97.00

2 MANUF 2 100% - 2024 Heated Area: 2356 HX Base Yr 2018



999 SW SEBASTIAN CIR, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		256,778
TOTAL MARKET OB/XF VALUE		14,408
TOTAL LAND VALUE - MARKET		34,000
TOTAL MARKET VALUE		305,186
SOH/AGL Deduction		1,700
ASSESSED VALUE		303,486
TOTAL EXEMPTION VALUE	HX HB 13	303,486
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		305,186
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		307,834

XFOB:3:1: HOME MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048522	Mobile Home		10/27/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1258/0214	7/12/2013	WD	U	I	12	59,900
GRANTOR: 21ST MORTGAGE CORPORA						
GRANTEE: KENNETH GRIFFIN (UN						
1248/0663	1/09/2013	CT	U	I	18	100
GRANTOR: CLERK OF COURT (RANDA						
GRANTEE: 21ST MORTGAGE CORPO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=23,22] E76 S31 W76 N31 $
.

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	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	318	
2	0060	CARPORT F	0	100	18	22	1.00	UT	0.00	0.00	100	0	0	3	100	990	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0264	PRCH,FSP	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	800	
5	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2006	2006	3	100	400	
6	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	800	
7	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	200	
8	0060	CARPORT F	0	100	0	0	1.00	UT	3,900.00	3,900.00	100	2024	2023		100	3,900	

LAND DESCRIPTION

TOTAL OB/XF 14,408

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	0.85	40,000.00	34,000.00	34,000							

REVIEW DATE 12/15/2023 BY JB Total Acres: 3.09 Total Land Value: 34,000 Market: 0 Agricultural: 0 Common: 34,000 PRINTED 11/21/2025 BY SYS