

LOT 1 BLOCK A SOUTHERN HILLS.
667-149, 785-1780, 787-2321, 799

WRIGHTSEL KENNY D
116 SW SEBASTIAN CIR
LAKE CITY, FL 32024

2026

22-5S-16-03671-001
[Barcode]

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	1,196	100		1,196	70,431
TOTALS	1,196			1,196	70,431

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0294	SHED WOOD/	0	100	8	10	80.00	UT	7.50	7.50	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	
4	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	

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	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	1,196	113.9000	107.07	128,056	2000	2000		0	0	45.00	55.00	
2 MANUF 1 100% - 0 Heated Area: 1196 HX Base Yr													
[Diagram: A large rectangle representing the building footprint. The width is 52 and the depth is 23. The label 'BAS' is centered inside the rectangle.]													
TOTALS 1,196 1,196 70,431													

116 SW SEBASTIAN CIR, LAKE CITY													
[Table with 3 rows: BLD DATE, XF DATE, INC DATE]													
LGL DATE 05/10/2024 MLU													

COLUMBIA COUNTY PROPERTY													
PAGE 1 of 1 3													
VALUATION SUMMARY													
VALUATION BY STANDARD													
Tax Group: 3 Tax Dist:													
BUILDING MARKET VALUE 70,431													
TOTAL MARKET OB/XF VALUE 17,100													
TOTAL LAND VALUE - MARKET 40,000													
TOTAL MARKET VALUE 127,531													
SOH/AGL Deduction 67,746													
ASSESSED VALUE 59,785													
TOTAL EXEMPTION VALUE HX HB 34,785													
BASE TAXABLE VALUE 25,000													
TOTAL JUST VALUE 127,531													
NCON VALUE 0													
INCOME VALUE													
PREVIOUS YEAR MKT VALUE 127,531													
SALES DATA													
OFF RECORD Number DATE TYPE INST Q U V I RSN CD SALE PRICE													
0835/1894 3/05/1997 QC Q V 01 0													
GRANTOR: WRIGHTSEL													
GRANTEE: WRIGHTSEL & WRIGHTS													
0799/0588 12/09/1994 WD U V 12 12,500													
GRANTOR: CODY DEE COLLINS													
GRANTEE: ROGER OR LOIS WRIGH													
BUILDING NOTES													
BUILDING DIMENSIONS													
BAS= W52 S23 E52 N23\$.													