LOT 25 BLK A SOUTHERN HILLS S/D.
910-1074, WD 1156-103, WD 1156-2

COLEMAN PATRICIA A/MCNEAL LEONARD
195 SW SEBASTIAN CIR
LAKE CITY, FL 32024

2026

22-5S-16-03671-025

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

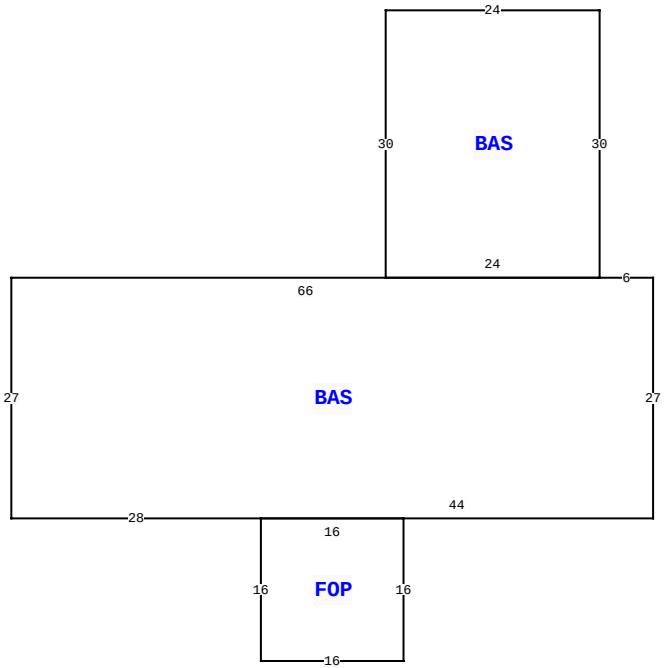
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 80
Exterior Wall	05	AVERAGE 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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		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	720	100		720	19,647
BAS	1,944	100		1,944	53,048
FOP	256	35		90	2,456
TOTALS	2,920			2,754	75,151

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,754	113.7000	68.22	187,878	1997	1997	0	0	0	60.00	40.00

1 MOBILE HME 50% - 2016 Heated Area: 2664 HX Base Yr 2016



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

195 SW SEBASTIAN CIR, LAKE CITY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		75,151
TOTAL MARKET OB/XF VALUE		13,400
TOTAL LAND VALUE - MARKET		40,000
TOTAL MARKET VALUE		128,551
SOH/AGL Deduction		36,721
ASSESSED VALUE		91,830
TOTAL EXEMPTION VALUE	HA HAB WX SX	42,570
BASE TAXABLE VALUE		49,260
TOTAL JUST VALUE		128,551
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		128,551

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1301/1936	9/01/2015	QC	U	I	11	100
GRANTOR: LEONARD & DENNIS MCNE						
GRANTEE: PATRICIA A COLEMAN						
1229/1402	2/03/2012	QC	U	I	11	100
GRANTOR: EDD COLEMAN						
GRANTEE: LEONARD & DENNIS MC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W6 BAS= N30 W24 S30 E24$ W66 S27 E28 FOP= S16 E16 N16 W16$ E44 N27$.

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	0120	CLFENCE 4	0	50	0	0	1.00	UT	0.00	0.00	100	2006	2006	3	100	300	
2	0296	SHED METAL	0	50	0	0	1.00	UT	0.00	0.00	100	2006	2006	3	100	1,200	
3	9945	Well/Sept	0	50	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0261	PRCH, UOP	0	50	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	300	
5	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
6	0070	CARPORT UF	0	50	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	400	
7	0190	FPLC PF	0	50	0	0	1.00	UT	1,200.00	1,200.00	100	2019	2019	3	100	1,200	

LAND DESCRIPTION

TOTAL OB/XF 13,400

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	50		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 11/18/2025 BY SYS