

LOT 26 BLOCK A SOUTHERN HILLS S/
628-639, 671-273, 698-597, 700-6

WATSON BONNIE L/WATSON KAREN S
123 SW SEBASTIAN CIR
LAKE CITY, FL 32024

2026

22-5S-16-03671-026

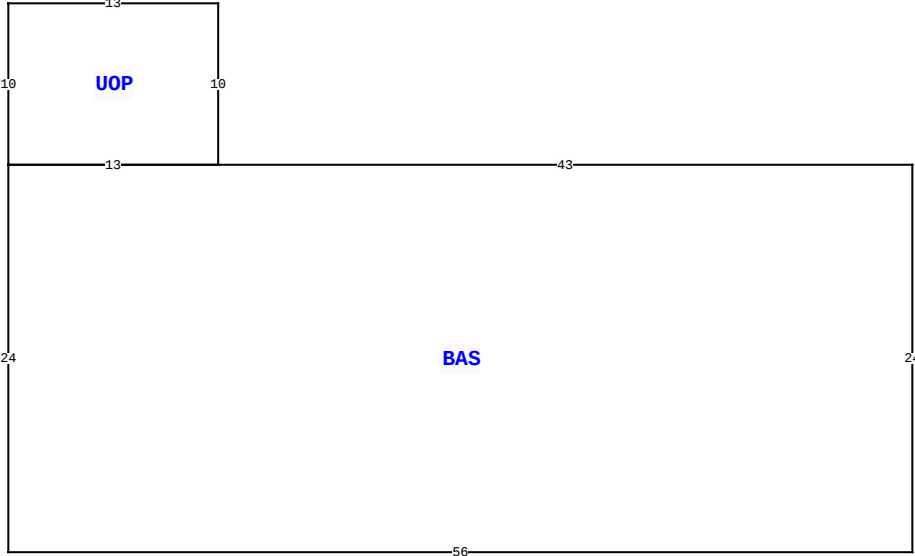


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100

Quality	03	03
DOR CODE	0200 MOBILE HOME	
MAP NUM		02
NEIGHBORHOOD/LOC	21516.010	1.00/
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	1,344	100
UOP	130	25
TOTALS	1,474	1,376
TOTALS		26,992

L N	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	0294	SHED WOOD/	0 100	17 20	340.00	UT	3.15	3.15	50	1994	1994	3	50	536	
2	9945	Well/Sept	0 100	0 0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION			TOTAL OB/XF 7,536													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
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

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,376	81.7290	49.04	67,479	1989	1989	0	0	0	60.00	40.00
1 MOBILE HME 100% - 2014 Heated Area: 1344 HX Base Yr 2014												
												
123 SW SEBASTIAN CIR, LAKE CITY												
BLD DATE XF DATE INC DATE												
LGL DATE LAND DATE AG 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						26,992						
TOTAL MARKET OB/XF VALUE						7,536						
TOTAL LAND VALUE - MARKET						40,000						
TOTAL MARKET VALUE						74,528						
SOH/AGL Deduction						39,194						
ASSESSED VALUE						35,334						
TOTAL EXEMPTION VALUE						HX HB DX		30,000				
BASE TAXABLE VALUE						5,334						
TOTAL JUST VALUE						74,528						
NCON VALUE						0						
INCOME VALUE												
PREVIOUS YEAR MKT VALUE						74,528						
XFOB:1:1: NOBILITY MH												
SALES DATA												
OFF RECORD Number		DATE		TYPE INST	Q U	/	V I	/	RSN CD	SALE PRICE		
1256/1041		6/11/2013		PB	U		I		18	0		
GRANTOR:CLERK OF COURT (ROBE												
GRANTEE: BONNIE L WATSON & E												
1257/1072		10/04/2011		QC	U		I		11	100		
GRANTOR: PEGGY W HESS												
GRANTEE: BONNIE L WATSON & K												
BUILDING NOTES												
BUILDING DIMENSIONS												
BAS= W43 U0P= N10 W13 S10 E13\$ W13 S24 E56N24\$.												