E1/2 LOT 3 BLOCK B SOUTHERN HILL
718-688, 777-2305, WD 1313-1487,

OLIVER KIMBERLY JUNE
1576 SW SEBASTIAN CIR
LAKE CITY, FL 32024

2026

22-5S-16-03671-043

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

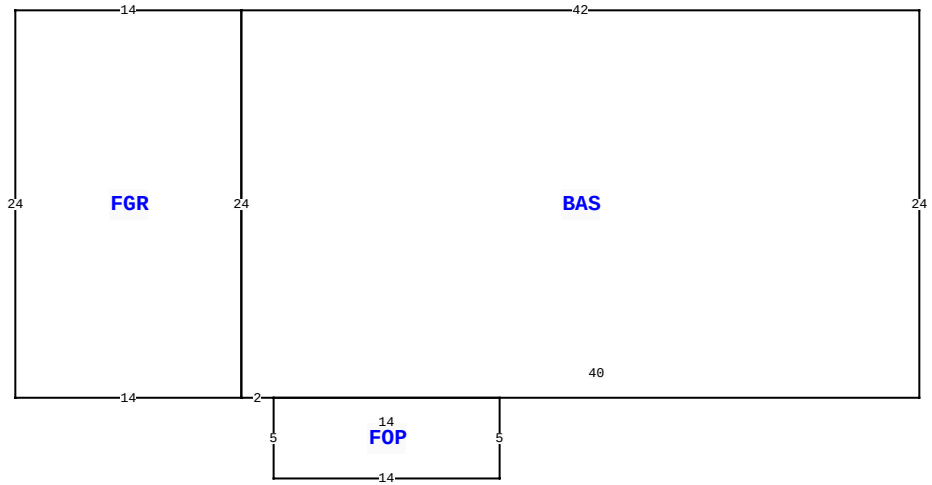
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	06	VINYL ASB 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
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	1,008	100		1,008	91,315
FGR	336	55		185	16,759
FOP	70	30		21	1,903
TOTALS	1,414			1,214	109,977

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,214	124.4400	139.37	169,195	1990	1990	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2018 Heated Area: 1008 HX Base Yr 2018



1576 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		109,977
TOTAL MARKET OB/XF VALUE		6,630
TOTAL LAND VALUE - MARKET		30,000
TOTAL MARKET VALUE		146,607
SOH/AGL Deduction		50,617
ASSESSED VALUE		95,990
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		45,268
TOTAL JUST VALUE		146,607
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		148,299

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1336/2247	4/28/2017	LE	U	I	14	100
GRANTOR: KIMBERLY JUNE OLIVER						
GRANTEE: KIMBERLY JUNE OLIVE						
1313/1487	4/15/2016	WD	Q	I	01	80,000
GRANTOR: MICHAEL A BLOOMFIELD						
GRANTEE: KIMBERLY JUNE OLIVE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W42 FGR= W14 S24 E14 N24$ S24 E2 FOP= S5 E14 N5 W14$ E40 N24$.

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	0294	SHED WOOD/	0	100	14	20	280.00	UT	7.50	7.50	70	1993	1993	3	70	1,470	
2	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	300	
3	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	400	
4	0031	BARN,MT AE	0	100	18	20	1.00	UT	0.00	0.00	100	2019	2019	3	100	3,960	
5	0252	LEAN-TO W/	0	100	10	20	1.00	UT	0.00	0.00	100	2019	2019	3	100	500	

LAND DESCRIPTION

TOTAL OB/XF 6,630

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	0100	C	SFR	100		A-1	0.00	0.00	0.50	LT		1.00	1.00	1.50	40,000.00	60,000.00	30,000							

REVIEW DATE 10/28/2019 BY BC Total Acres: 2.00 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 11/21/2025 BY SYS