LOT 20 PINE HAVEN S/D.
803-1574, 849-2205, 933-321, 948

SEPULVEDA ROBERT/SEPULVEDA MERLY M
157 SW APRICOT CT
LAKE CITY, FL 32024

2026

31-5S-16-03744-120

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

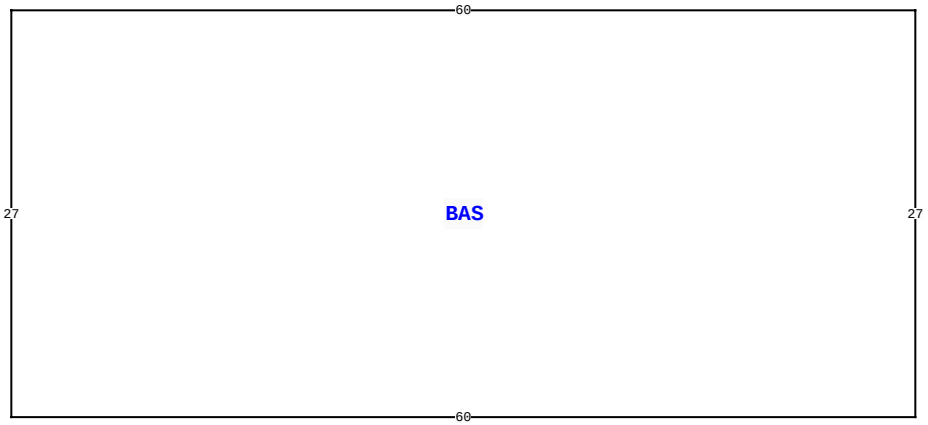
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	31516.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,620	100		1,620	35,873
TOTALS	1,620			1,620	35,873

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,620	92.2590	55.36	89,683	1996	1996	0	0	0	60.00	40.00

1 MOBILE HME 0% - 0 Heated Area: 1620 HX Base Yr



157 SW APRICOT CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	35,873
TOTAL MARKET OB/XF VALUE	12,340
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	103,213
SOH/AGL Deduction	22,921
ASSESSED VALUE	80,292
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	80,292
TOTAL JUST VALUE	103,213
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	103,213

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18750	PUMP/UTPOL	30	09/20/2001
12844	M H	125	08/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1455/1397	12/22/2021	LE	U	I	14	100
GRANTOR: SEPULVEDA ROBERT (ENH						
GRANTEE: MASSEY JENNIFER (RM						
1262/0223	9/26/2013	WD	Q	I	01	65,000
GRANTOR: GARRY LEE & DAWN PETE						
GRANTEE: ROBERT & MERLY M SE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W60 S27 E60 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	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	1997	1997	3	100	1,200	
2	0166	CONC,PAVMT	0	0	12	20	240.00	UT	2.00	2.00	50	2008	2008	3	50	240	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0030	BARN,MT	0	0	18	20	360.00	UT	1.50	1.50	50	2008	2008	3	50	270	
5	0030	BARN,MT	0	0	24	30	720.00	UT	9.00	9.00	50	2008	2008	3	50	3,240	
6	0080	DECKING	0	0	8	12	96.00	UT	5.00	5.00	50	2008	2008	3	50	240	
7	0080	DECKING	0	0	5	12	60.00	UT	5.00	5.00	50	2008	2008	3	50	150	

LAND DESCRIPTION

TOTAL OB/XF 12,340

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	0		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 01/29/2020 BY BC Total Acres: 5.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 11/24/2025 BY SYS