LOT 5 BLOCK A SOUTHERN HILLS S/D
WD 1056-19, WD 1056-21, WD 1229-

ROBERTSON JUSTIN/ROBERTSON CHELSEA
1475 SW SEBASTIAN CIR
LAKE CITY, FL 32024

2027

21-5S-16-03671-005

BUILDING CHARACTERISTICS

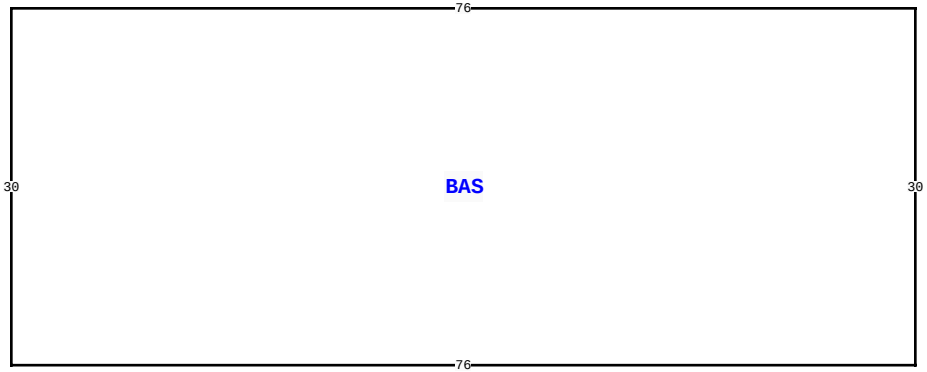
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
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	2,280	100		2,280	149,914
TOTALS	2,280			2,280	149,914

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	2,280	115.9000	107.79	245,761	2009	2009	0	0	0	39.00	61.00

2 MANUF 1 50% - 2015 Heated Area: 2280 HX Base Yr 2015



1475 SW SEBASTIAN CIR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		149,914
TOTAL MARKET OB/XF VALUE		36,600
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		236,514
SOH/AGL Deduction		49,146
ASSESSED VALUE		187,368
TOTAL EXEMPTION VALUE	HA HAB	51,411
BASE TAXABLE VALUE		135,957
TOTAL JUST VALUE		236,514
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		238,128

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051150	Roof Replacement	11,000	10/18/2024
30675	M H	607	12/19/2012
14710	M H	125	11/09/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q/U	V/I	RSN CD	SALE PRICE
1246/0523	12/12/2012	WD	Q	I	01	22,000
GRANTOR: RONDA LOU HALL						
GRANTEE: JUSTIN & CHELSEA RO						
1230/2290	3/02/2012	WD	Q	I	01	15,000
GRANTOR: BETTY LOU PRATHER						
GRANTEE: RONDA LOU HALL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W76 S30 E76 N30$.

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	50	0	0	1.00	UT	1,200.00	1,200.00	100	2014	2014	3	100	1,200	
2	0294	SHED WOOD/	0	50	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	200	
3	9945	Well/Sept	0	50	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0081	DECKING WI	0	50	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	800	
5	0070	CARPORT UF	0	100	0	0	1.00	UT	700.00	700.00	100	2026	2025		100	700	
6	0262	PRCH,FOP	0	100	0	0	1.00	UT	4,700.00	4,700.00	100	2026	2025		100	4,700	
7	0030	BARN,MT	0	100	0	0	1.00	UT	22,000.00	22,000.00	100	2026	2025		100	22,000	

LAND DESCRIPTION

TOTAL OB/XF 36,600

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	50,000.00	50,000.00	50,000							

REVIEW DATE 02/26/2026 BY JB Total Acres: 4.01 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 11/17/2026 BY SYS