LOT 6 BLOCK A SOUTHERN HILLS S/D
630-425, 842-2152, 862-1233, 888

NICHOLS JACK R/NICHOLS JENNIFER
1381 SW SEBASTIAN CIR
LAKE CITY, FL 32024

2026

21-5S-16-03671-006

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0700	MISC IMPROVED	
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
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

1381 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	0
TOTAL MARKET OB/XF VALUE	23,200
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	73,200
SOH/AGL Deduction	2,320
ASSESSED VALUE	70,880
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	70,880
TOTAL JUST VALUE	73,200
NCON VALUE	15,000
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	50,800

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20054	TR/TRAILER	75	10/18/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1527/1665	11/18/2024	QC	U	I	11	100
GRANTOR: NICHOLS JACK R						
GRANTEE: NICHOLS JACK R						
1432/2094	3/12/2021	WD	U	I	34	0
GRANTOR: BULLARD PROPERTIES IN						
GRANTEE: NICHOLS JACK R						

BUILDING NOTES

BUILDING DIMENSIONS

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	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	1,000	
2	0285	SALVAGE	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	200	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0001	RES MISC	0	0	0	0	1.00	UT	15,000.00	15,000.00	100	2026	2025		100	15,000	

LAND DESCRIPTION

TOTAL OB/XF 23,200

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	9901	C	AC/XFOB	0		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 06/09/2026 BY SYS