LOT 9 BLOCK A SOUTHERN HILLS S/D
857-025, WD 1073-1024, WD 1372-2

GRAFF TRACY UNDERHILL III
1187 SW SEBASTIAN CIR
LAKE CITY, FL 32024

2027

21-5S-16-03671-009

BUILDING CHARACTERISTICS

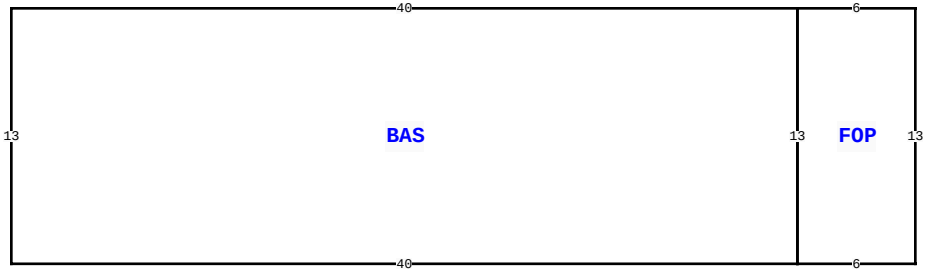
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		1 100
Stories	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	520	100		520	47,180
FOP	78	35		27	2,450
TOTALS	598			547	49,629

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0202	02	547	109.9000	105.50	57,708	2018	2018	0	0	0	14.00	86.00

1 MANUF 2 100% - 2022 Heated Area: 520 HX Base Yr 2022



1187 SW SEBASTIAN CIR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/10/2024 MLU
INC DATE		AG DATE	

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	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
2	0296	SHED METAL	0	100	0	0	1.00	UT	1,500.00	1,500.00	100	2026	2025		100	1,500	
3	0060	CARPORT F	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2026	2025		100	6,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	49,629
TOTAL MARKET OB/XF VALUE	14,500
TOTAL LAND VALUE - MARKET	40,000
TOTAL MARKET VALUE	104,129
SOH/AGL Deduction	44,320
ASSESSED VALUE	59,809
TOTAL EXEMPTION VALUE	HX HB 34,809
BASE TAXABLE VALUE	25,000
TOTAL JUST VALUE	104,129
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	104,647

PERMIT NUM	DESCRIPTION	AMT	ISSUED
36340	PUMP/UTPOL	50	02/19/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1436/161	4/23/2021	WD	Q	I	01	80,000
GRANTOR: COOKE CHERYL						
GRANTEE: GRAFF TRACY UNDERHI						
1434/1400	4/09/2021	QC	U	I	30	100
GRANTOR: PEELER KATHRYN						
GRANTEE: COOKE CHERYL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W40 S13 E40 FOP= E6 N13 W6 S13$ N13$.

LAND DESCRIPTION

TOTAL OB/XF 14,500

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	100		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	40,000.00	40,000.00	40,000							

REVIEW DATE 02/26/2026 BY JB Total Acres: 7.18 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 11/17/2026 BY SYS