

LOT 10 BLOCK A SOUTHERN HILLS S/  
579-60, 878-235,

FARMER COLLEEN T/HENDERSON MATTHEW E  
1137 SW SEBASTIAN CIR  
LAKE CITY, FL 32024

**2026**

21-5S-16-03671-010  
COLUMBIA COUNTY PROPERTY PAGE 1 of 1 3

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	01	MINIMUM	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	01	MINIMUM	100
Interior Wall	04	PLYWOOD	100
Interior Floo	08	SHT VINYL	100
Air Condition	02	WINDOW	100
Heating Type	01	NONE	100
Bedrooms		2	100
Bathrooms		1	100
Stories	1.	1.	100
Architectual	01	CONV	100
Units		0	100
Quality	01	01	
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
BAS	672	100	
TOTALS	672		8,830

MARKET ADJUSTMENTS																							
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND												
0800	02	672	54.7500	32.85	22,075	1970	1970	0	0	60.00	40.00												
2 MOBILE HME		0% - 0	Heated Area: 672				HX Base Yr																
<table border="1"> <tr> <td>BLD DATE</td> <td></td> <td>LGL DATE</td> <td></td> </tr> <tr> <td>XF DATE</td> <td></td> <td>LAND DATE</td> <td>05/07/2026</td> </tr> <tr> <td>INC DATE</td> <td></td> <td>AG DATE</td> <td>MLU</td> </tr> </table>												BLD DATE		LGL DATE		XF DATE		LAND DATE	05/07/2026	INC DATE		AG DATE	MLU
BLD DATE		LGL DATE																					
XF DATE		LAND DATE	05/07/2026																				
INC DATE		AG DATE	MLU																				

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		8,830
TOTAL MARKET OB/XF VALUE		8,000
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		66,830
SOH/AGL Deduction		20,931
ASSESSED VALUE		45,899
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		45,899
TOTAL JUST VALUE		66,830
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		56,830

PERMIT NUM	DESCRIPTION	AMT	ISSUED
109781	REMODEL	65	02/22/1996

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0879/0235	4/15/1999	WD	U	V		11,100
GRANTOR: DEAS-BULLARD						
GRANTEE: FARMER & HENDERSON						
0579/0060	11/01/1985	AG	Q	V		11,100
GRANTOR:						
GRANTEE:						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0294	SHED WOOD/	0	0	11	42	1.00	UT	0.00	0.00	100
2	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100
TOTALS 672 672 8,830											

BUILDING NOTES	
1137 SW SEBASTIAN CIR, LAKE CITY	

BUILDING DIMENSIONS	
BAS= W56 S12 E56 N12\$.	

LAND DESCRIPTION												TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	50,000.00	50,000.00	50,000							