LOT 11 BLOCK A SOUTHERN HILLS S/
715-002, (991-1738 IS A 10 FT EX

ORTIZ MARINO GUILBER/ESCALANTE EVERILDA ARACELY OR
536 SW SHERRI CIR
LAKE CITY, FL 32024

2027

21-5S-16-03671-011

BUILDING CHARACTERISTICS

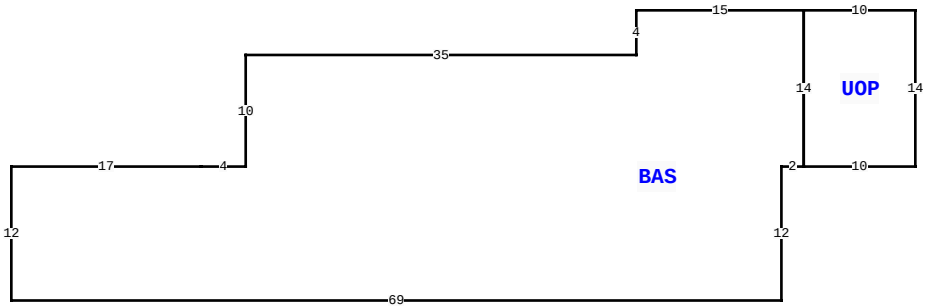
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	07	CORK/VTILE 10
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	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	1,388	100		1,388	27,554
UOP	140	25		35	695
TOTALS	1,528			1,423	28,249

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,423	82.7100	49.63	70,623	1972	1972	0	0	0	60.00	40.00

1 MOBILE HME 0% - 2022 Heated Area: 1388 HX Base Yr



1085 SW SEBASTIAN CIR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 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	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	300	
2	0040	BARN,POLE	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	100	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0040	BARN,POLE	0	0	0	0	1.00	UT	500.00	500.00	100	2026	2025		100	500	
5	0040	BARN,POLE	0	0	0	0	1.00	UT	500.00	500.00	100	2026	2025		100	500	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	28,249
TOTAL MARKET OB/XF VALUE	8,400
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	86,649
SOH/AGL Deduction	5,479
ASSESSED VALUE	81,170
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	81,170
TOTAL JUST VALUE	86,649
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	86,649

XFOB:1:1: SKYLINE MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1558/1687	1/15/2026	WD	U	I	37	30,000
GRANTOR: GARCIA JOSE						
GRANTEE: ORTIZ MARINO GUILBE						
1455/2790	12/27/2021	WD	Q	I	01	46,000
GRANTOR: GRANADOS ANTONIO						
GRANTEE: GARCIA JOSE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W15 S4 W35 S10 W4 W17 S12 E69 N12 E2 UOP= E10 N14 W10 S14$ N14$.

LAND DESCRIPTION

TOTAL OB/XF 8,400

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	50,000.00	50,000.00	50,000							

REVIEW DATE 07/13/2026 BY TP Total Acres: 4.01 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 11/17/2026 BY SYS