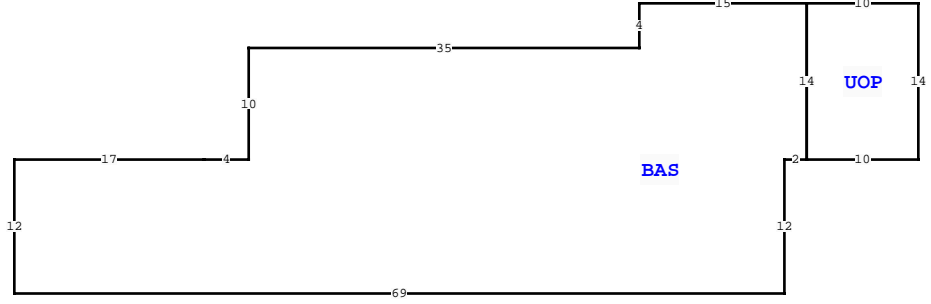


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	03 BELOW AVG. 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	04 PLYWOOD 100
Interior Floor	14 CARPET 90
Interior Floor	07 CORK/VTILE 10
Air Condition	02 WINDOW 100
Heating Type	03 FORCED AIR 100
Bedrooms	3 100
Bathrooms	2 100
Stories	1. 1. 100
Architactual	01 CONV 100
Units	0 100
Condition Adj	02 02 100
Kitchen Adjus	01 01 100

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	60.00	40.00		
1 MOBILE HME 0% - 2022 Heated Area: 1388 HX Base Yr													



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

1085 SW SEBASTIAN CIR, LAKE CITY

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

EXTRA FEATURES																	
L N	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 VALUATION SUMMARY			
VALUATION BY	Tax Group: 3	Tax Dist:	STANDARD
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			12,858
ASSESSED VALUE			73,791
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			73,791
TOTAL JUST VALUE			86,649
NCON VALUE			1,000
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			75,649
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	Q	I	01	30,000
GRANTOR: GARCIA JOSE						
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										
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							