

COMM NE COR LOT 12, RUN SE ALONG
SW 315.16 FT, NW 204.48 FT, NE 2
(PART LOT 12 BLOCK A SOUTHERN HI

ANDREWS ROY R
1037 SW SEBASTIAN CIR
LAKE CITY, FL 32024

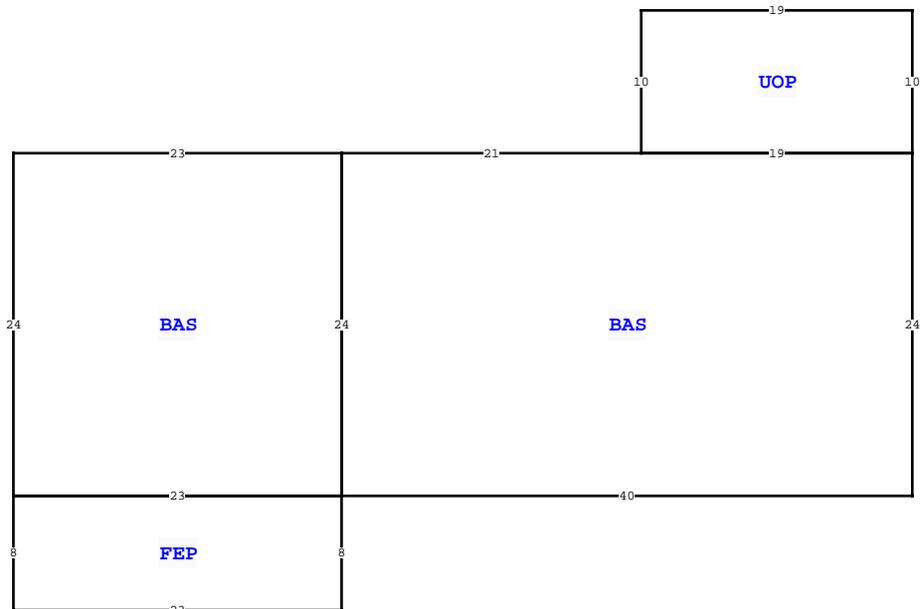
2026

21-5S-16-03671-012



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	03	BELOW AVG.	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	01	MINIMUM	100
Interior Wall	04	PLYWOOD	100
Interior Floor	14	CARPET	90
Interior Floor	08	SHT VINYL	10
Air Condition	01	NONE	100
Heating Type	01	NONE	100
Bedrooms		2	100
Bathrooms		2	100
Stories	1.	1.	100
Architectural	01	CONV	100
Units		0	100
Condition Adj	03	03	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
BAS	552	100	
BAS	960	100	
FEP	184	85	
UOP	190	25	
TOTALS	1,886		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	MOBILE HME	100%	- 1998	47.94	82,265	1985	1985	0	0	60.00	40.00
				Heated Area: 1512			HX Base Yr 1998				



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			32,906
TOTAL MARKET OB/XF VALUE			10,500
TOTAL LAND VALUE - MARKET			20,000
TOTAL MARKET VALUE			63,406
SOH/AGL Deduction			33,649
ASSESSED VALUE			29,757
TOTAL EXEMPTION VALUE	HX HB	25,000	
BASE TAXABLE VALUE			4,757
TOTAL JUST VALUE			63,406
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			63,406
XFOB:1:1: CHAD M H			
PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0834/1876	1/22/1997	WD	U	I	11	22,000
GRANTOR: GREEN TREE FINANCIAL						
GRANTEE: ROY R & CHRISTINE D						
0827/1989	8/28/1996	CT	U	I	11	0
GRANTOR: CLERK OF COURT						
GRANTEE: GREEN TREE FINANCIA						

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	100	0	0	UT	0.00	0.00	100	2019	2019	3	100	1,500	
2	0263	PRCH, USP	0	100	0	0	UT	0.00	0.00	100	2019	2019	3	100	800	
3	9945	Well/Sept	0	100	0	0	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0294	SHED WOOD/	0	100	0	0	UT	0.00	0.00	100	2019	2019	3	100	800	
5	0070	CARPORT UF	0	100	0	0	UT	0.00	0.00	100	2019	2019	3	100	400	

LAND DESCRIPTION																								
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	0102	C	SFR/MH	100		A-1	0.00	0.00	1.00	LT		1.00	1.00	0.50	40,000.00	20,000.00	20,000							

BUILDING NOTES											
BUILDING DIMENSIONS											
BAS= W21 BAS= W23 S24 E23 N24\$ S24 FEP= W23 S8 E23 N8\$ E40 N24 UOP= N10 W19 S10 E19\$W19\$.											