LOT 13 BLOCK A SOUTHERN HILLS S/
770-1652, 791-633, 818-1314, 818

LONG BRADFORD ALLEN/LONG TABITHA SUSANNA
951 SW SEBASTIAN CIR
LAKE CITY, FL 32024-5134

2027

21-5S-16-03671-013

BUILDING CHARACTERISTICS

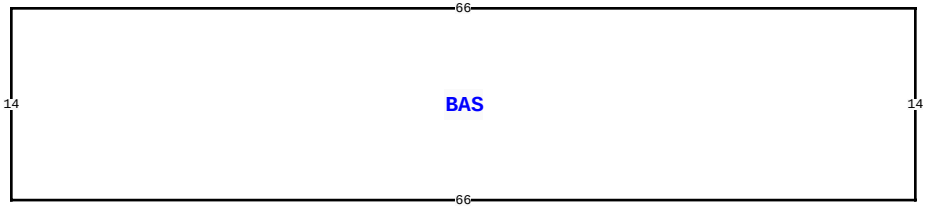
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100		924	20,602
TOTALS	924			924	20,602

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	924	92.9000	55.74	51,504	1993	1993	0	0	0	60.00	40.00

2 MOBILE HME 100% - 2014 Heated Area: 924 HX Base Yr 2014



951 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	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	300	
2	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	50	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	100	
5	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
6	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	100	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	20,602
TOTAL MARKET OB/XF VALUE	10,550
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	81,152
SOH/AGL Deduction	43,634
ASSESSED VALUE	37,518
TOTAL EXEMPTION VALUE	HX HB WX 30,000
BASE TAXABLE VALUE	7,518
TOTAL JUST VALUE	81,152
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	81,152

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000055170	Mobile Home		03/05/2026
000055035	Right-of-Way Acce		02/18/2026
23779	M H	493	10/26/2005
12674	RECONNECT	50	06/17/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1560/1325	2/09/2026	WD	U	I	11	100
GRANTOR: MULLENS DOTTIE D						
GRANTEE: LONG BRADFORD ALLEN						
1027/1007	10/05/2004	QC	Q	I	01	100
GRANTOR: FAIGNANT & PENDLEY						
GRANTEE: MULLENS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W66 S14 E66 N14$.

LAND DESCRIPTION

TOTAL OB/XF 10,550

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	50,000.00	50,000.00	50,000							

REVIEW DATE 04/14/2026 BY Nick Total Acres: 4.01 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 11/17/2026 BY SYS