LOT 14 BLOCK A SOUTHERN HILLS S/
612-316, 624-510, 667-150, 789-1

SHAW C ANDREW/SHAW SOPHIA
943 SW SEBASTIAN CIR
LAKE CITY, FL 32024

2027

21-5S-16-03671-014

BUILDING CHARACTERISTICS

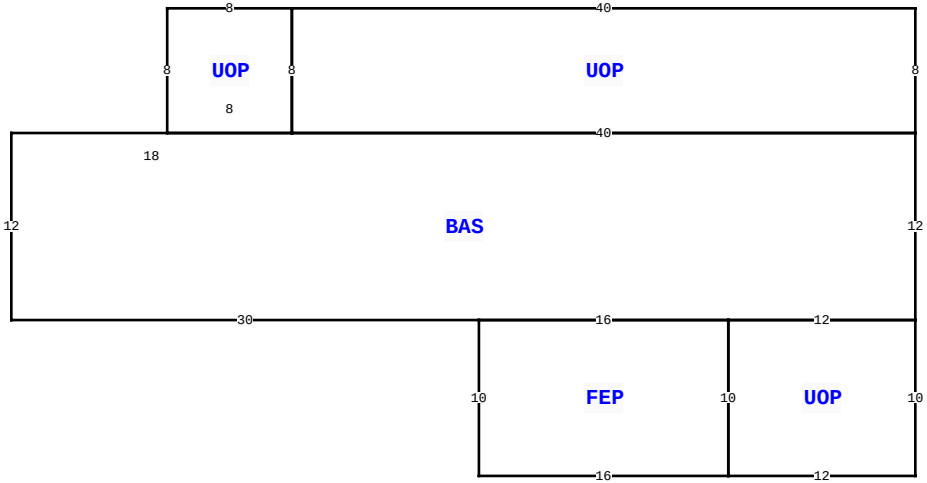
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	696	100		696	7,416
FEP	160	85		136	1,449
UOP	64	25		16	170
UOP	120	25		30	320
UOP	320	25		80	852
TOTALS	1,360			958	10,208

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	958	44.4000	26.64	25,521	1973	1973	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2016 Heated Area: 696 HX Base Yr 2016



943 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	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2006	2006	3	100	100	
2	0266	PRCH,FEP	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	1,000	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		10,208
TOTAL MARKET OB/XF VALUE		15,100
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		75,308
SOH/AGL Deduction		40,264
ASSESSED VALUE		35,044
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		10,044
TOTAL JUST VALUE		75,308
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		75,308

PRMT:1:1: MULLENS

PERMIT NUM	DESCRIPTION	AMT	ISSUED
32468	M H	720	11/07/2014
12522	M H	125	05/16/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1266/2225	12/10/2013	WD	Q	I	01	23,000
GRANTOR: DANIEL D CASTRO						
GRANTEE: C ANDREW & SOPHIA S						
1252/1230	4/04/2013	QC	U	I	11	100
GRANTOR: KINGDOM PROPERTIES IN						
GRANTEE: DANIEL D CASTRO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W40 UOP= N8 W8 S8 E8$ W18 S12 E30 FEP= S10 E16 N10 W16$ E16 UOP= S10 E12 N10 W12$ E12 N12$ UOP= N8 W40 S8 E40$.

LAND DESCRIPTION

TOTAL OB/XF 15,100

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 02/26/2026 BY JB Total Acres: 4.19 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 11/17/2026 BY SYS