LOT 16 BLOCK A SOUTHERN HILLS S/
637-749, 695-490, WD 844-2120,

GIORGIANNI CHARLES ROBERT/GIORGIANNI MARSHA W
789 SW SEBASTIAN CIRCLE
LAKE CITY, FL 32024

2027

21-5S-16-03671-016

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 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		3 100
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

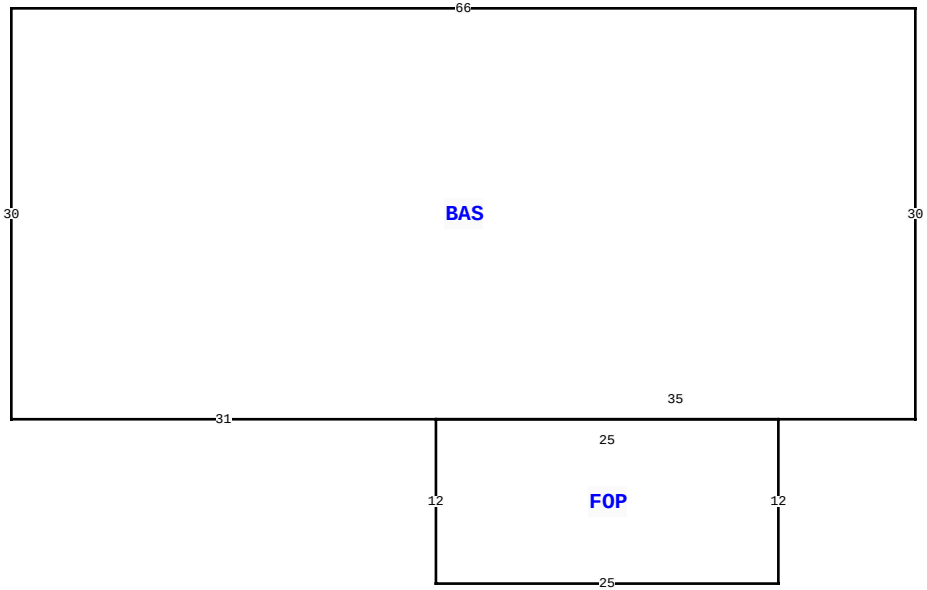
NEIGHBORHOOD/LOC 21516.010 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,980	100		1,980	115,358
FOP	300	35		105	6,118
TOTALS	2,280			2,085	121,475

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	2,085	113.9000	105.93	220,864	2006	2006	0	0	0	45.00	55.00

1 MANUF 1 100% - 0 Heated Area: 1980 HX Base Yr



789 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	100	12	16	192.00	UT	12.00	12.00	100	2006	2006	3	100	2,304	
2	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
3	0296	SHED METAL	0	100	12	16	192.00	UT	12.00	12.00	100	2006	2006	3	100	2,304	
4	0060	CARPORT F	0	100	0	0	1.00	UT	1,300.00	1,300.00	100	2026	2025		100	1,300	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		121,475
TOTAL MARKET OB/XF VALUE		12,908
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		184,383
SOH/AGL Deduction		82,353
ASSESSED VALUE		102,030
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		50,619
TOTAL JUST VALUE		184,383
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		185,691

XFOB:1:1: FLEE MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
30313	M H	375	07/24/2012
7064	M H	60	04/19/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0695/0490	11/23/1987	AG	U	V		11,735
GRANTOR: DEAS						
GRANTEE: GIORGIANNI						
0637/0749	11/23/1987	QC	U	V		11,800
GRANTOR: HENRY LINBURG &						
GRANTEE: BULLARD AUDREY S &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W66 S30 E31 FOP= S12 E25 N12 W25$ E35 N30$.

LAND DESCRIPTION

TOTAL OB/XF 12,908

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	0102	C	SFR/MH	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 JS Total Acres: 4.01 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 11/17/2026 BY SYS