

LOT 18 BLOCK A SOUTHERN HILLS S/
746-2203, 770-502, 945-1059, 945

HOSTETLER BRIAN CHARLES
629 SW SEBASTIAN CIR
LAKE CITY, FL 32025

2026

21-5S-16-03671-018



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	14	PREFIN MT	100
Interior Wall	05	DRYWALL	100
Interior Floo	08	SHT VINYL	100
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
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	1,620	100	
TOTALS	1,620		97,992

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2	MANUF	1	100% - 2018		178,168	1995	1995	0	0	45.00	55.00
				Heated Area: 1620			HX Base Yr 2018				

BAS

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		97,992	
TOTAL MARKET OB/XF VALUE		16,700	
TOTAL LAND VALUE - MARKET		50,000	
TOTAL MARKET VALUE		164,692	
SOH/AGL Deduction		93,213	
ASSESSED VALUE		71,479	
TOTAL EXEMPTION VALUE		HX HB 46,479	
BASE TAXABLE VALUE		25,000	
TOTAL JUST VALUE		164,692	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		154,692	
XFOB:1:1: GRAT MH			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
26108	M H	275	08/09/2007
19339	M H	125	03/20/2002
10069	M H	125	08/11/1995

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1338/1020	6/07/2017	WD	Q	I	01	80,000
GRANTOR: JAMES L RAWLINS						
GRANTEE: BRIAN CHARLES HOSTE						
1214/2332	5/18/2011	QC	U	I	11	100
GRANTOR: THE RIVER AT LAKE CIT						
GRANTEE: JAMES L & NEVA M RA						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0040	BARN, POLE	0	100	0	0	UT	0.00	0.00	100	1993
2	0031	BARN, MT AE	0	100	0	0	UT	0.00	0.00	100	2016
3	9945	Well/Sept	0	100	0	0	UT	7,000.00	7,000.00	100	
4	0190	FPLC PF	0	100	0	0	UT	1,200.00	1,200.00	100	1995

TOTAL OB/XF												16,700			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T				
1	0200	C	MBL HM	100		A-1	0.00	0.00	1.00	LT	1.00				

BUILDING NOTES						
BLD DATE						
XF DATE						
LGL DATE						
LAND DATE						
AG DATE						
05/07/2026 MLU						

BUILDING DIMENSIONS											
BAS= W60 S27 E60 N27\$.											

LAND DESCRIPTION												TOTAL OB/XF												16,700			
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	100		A-1	0.00	0.00	1.00	LT	1.00	1.00	1.00	50,000.00	50,000.00	50,000											