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

2027

21-5S-16-03671-018

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
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

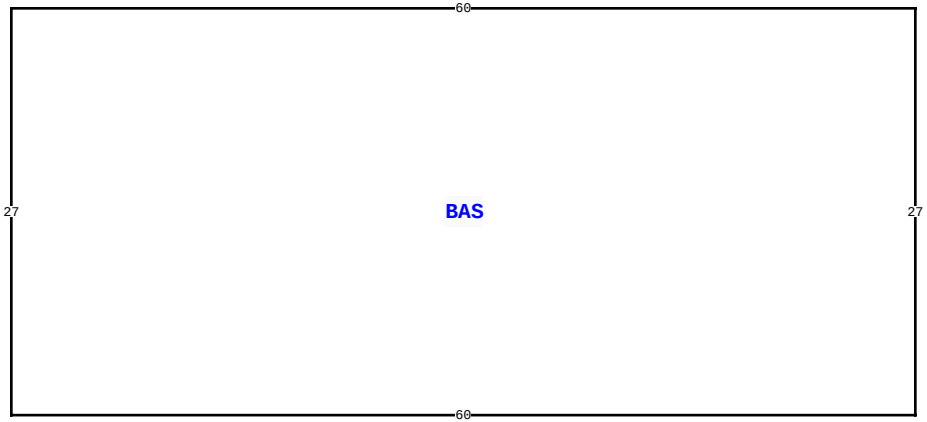
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 21516.010 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,620	100		1,620	96,950
TOTALS	1,620			1,620	96,950

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,620	117.0000	108.81	176,272	1995	1995	0	0	0	45.00	55.00

2 MANUF 1 100% - 2018 Heated Area: 1620 HX Base Yr 2018



629 SW SEBASTIAN CIR, LAKE CITY

BLD DATE
XF DATE
INC DATE
LGL DATE
LAND DATE 05/07/2026 MLU
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	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	500	
2	0031	BARN,MT AE	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	8,000	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1995	1995	3	100	1,200	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	96,950
TOTAL MARKET OB/XF VALUE	16,700
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	163,650
SOH/AGL Deduction	90,027
ASSESSED VALUE	73,623
TOTAL EXEMPTION VALUE	HX HB 48,623
BASE TAXABLE VALUE	25,000
TOTAL JUST VALUE	163,650
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	164,692

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						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W60 S27 E60 N27$.

LAND DESCRIPTION

TOTAL OB/XF 16,700

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: 4.08 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 11/17/2026 BY SYS