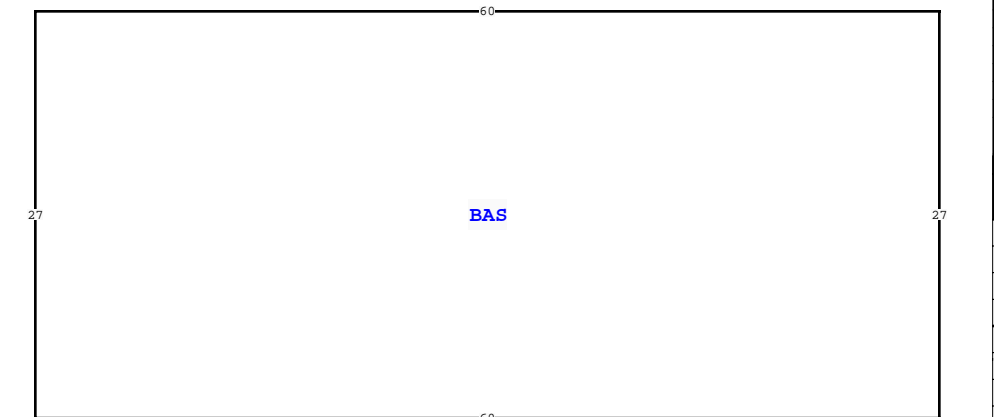


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	31 VINYL SID 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	12 MODULAR MT 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 90
Interior Floor	08 SHT VINYL 10
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Stories	1. 1. 100
Architectural	01 CONV 100
Units	0 100
Condition Adj	03 03 100
Kitchen Adjus	01 01 100

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	110.1050	103.50	167,670	1999	1999	0	0	45.00	55.00



Quality	04 04				
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	92,219
TOTALS	1,620			1,620	92,218

Heated Area: 1620		HX Base Yr 2020	
BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026
INC DATE		AG DATE	MLU

EXTRA FEATURES																
L N	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	0190	FPLC PF	0	100	0	0		1.00	1,200.00	100	1999	1999	3	100	1,200	
2	0285	SALVAGE	0	100	0	0		1.00	0.00	100	1999	1999	3	100	200	
3	9945	Well/Sept	0	100	0	0		1.00	7,000.00	100			3	100	7,000	
4	0070	CARPORT UF	0	100	0	0		1.00	0.00	100	2006	2006	3	100	1,200	
5	0261	PRCH, UOP	0	100	0	0		1.00	0.00	100	2014	2014	3	100	100	
6	0081	DECKING WI	0	100	0	0		1.00	0.00	100	2014	2014	3	100	300	

1524 SW SEBASTIAN CIR, LAKE CITY											
TOTAL OB/XF 10,000											

LAND DESCRIPTION																								
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							

REVIEW DATE 02/27/2026 BY JB Total Acres: 4.01 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 06/08/2026 BY SYS																							
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COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	3
VALUATION SUMMARY				STANDARD	
VALUATION BY				STANDARD	
Tax Group: 3				Tax Dist:	
BUILDING MARKET VALUE				92,218	
TOTAL MARKET OB/XF VALUE				10,000	
TOTAL LAND VALUE - MARKET				50,000	
TOTAL MARKET VALUE				152,218	
SOH/AGL Deduction				78,756	
ASSESSED VALUE				73,462	
TOTAL EXEMPTION VALUE				73,462	
BASE TAXABLE VALUE				0	
TOTAL JUST VALUE				152,218	
NCON VALUE				0	
INCOME VALUE				0	
PREVIOUS YEAR MKT VALUE				142,218	
XFOB:1:1: FIESTA SERIAL #FDGA8899X & U ORB 789-230					
BLDG:1:1: FIESTA MH					
PERMIT NUM	DESCRIPTION	AMT	ISSUED		
28352	M H	375	02/02/2010		
15579	M H	125	05/26/1999		

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0791/1813	6/03/1994	WD Q	Q	I		43,000
GRANTOR: RALPH H & MARIE N ORL						
GRANTEE: DONALD L & PEGGY L						
0790/0388	5/12/1994	CT U	I	11		0
GRANTOR: MONICA G WILSON						
GRANTEE: RALPH ORLANDO SR						

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W60 S27 E60 N27\$.