LOT 5 BLOCK B SOUTHERN HILLS S/D
619-023, 753-657, 821-118, 821-1

MCCONNELL MICHAEL G
1434 SW SEBASTIAN CIRCLE
LAKE CITY, FL 32024

2027

21-5S-16-03671-031

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	13	LAM/VNLPLK 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Stories	1.	1. 100
Units		0 100
Quality	05	05

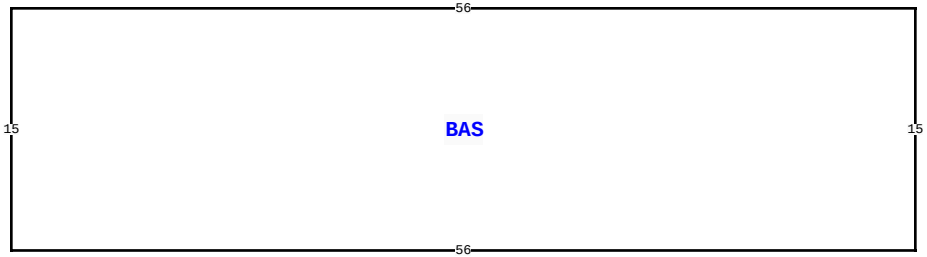
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 21516.010 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	840	100		840	83,289
TOTALS	840			840	83,289

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0202	02	840	113.5000	108.96	91,526	2020	2020	0	0	0	9.00	91.00

2 MANUF 2 100% - 2016 Heated Area: 840 HX Base Yr 2016



1434 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	0031	BARN,MT AE	0	100	50	30	1,500.00	UT	8.00	8.00	100	2016	2016	3	100	12,000	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2020	2020	3	100	1,200	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	83,289
TOTAL MARKET OB/XF VALUE	23,200
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	156,489
SOH/AGL Deduction	62,777
ASSESSED VALUE	93,712
TOTAL EXEMPTION VALUE	HX HB VX SX 93,712
BASE TAXABLE VALUE	0
TOTAL JUST VALUE	156,489
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	157,360

SALE:9:2: #32620536BZ. WP
XFOB:1:1: OAKS MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
39489	M H	0	03/18/2020
34115	MAINT/ALTR	170	06/03/2016
23679	M H	0	09/30/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1288/2234	2/02/2015	WD	U	I	38	25,000
GRANTOR: STONECREST INCOME AND						
GRANTEE: MICHAEL G MCCONNELL						
1252/1280	4/08/2013	QC	U	I	11	10,600
GRANTOR: SPRINGLEAF HOME EQUIT						
GRANTEE: STONECREST INCOME A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W56 S15 E56 N15$.

LAND DESCRIPTION

TOTAL OB/XF 23,200

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 02/27/2026 BY JB Total Acres: 4.01 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 11/17/2026 BY SYS