LOT 6 BLOCK B SOUTHERN HILLS S/D
740-219, 740-1704, 757-1198, 773

ROSS MARYANN MARIE
1342 SW SEBASTIAN CIR
LAKE CITY, FL 32024

2027

21-5S-16-03671-032

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	01	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	02	02

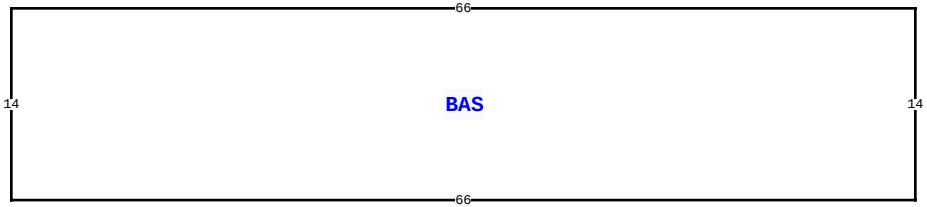
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 21516.010 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100		924	14,174
TOTALS	924			924	14,174

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	924	63.9200	38.35	35,435	1990	1990	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2015 Heated Area: 924 HX Base Yr 2015



1342 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	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2006	2006	3	100	200	
2	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
3	0030	BARN,MT	0	100	20	25	1.00	UT	8,000.00	8,000.00	100	2026	2025		100	8,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	14,174
TOTAL MARKET OB/XF VALUE	15,200
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	79,374
SOH/AGL Deduction	40,925
ASSESSED VALUE	38,449
TOTAL EXEMPTION VALUE	HX HB 25,000
BASE TAXABLE VALUE	13,449
TOTAL JUST VALUE	79,374
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	79,374

PERMIT NUM	DESCRIPTION	AMT	ISSUED
9560	M H	125	04/03/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1281/0100	9/05/2014	WD	U	I	11	100
GRANTOR: MARYANN MARIE & LORIE						
GRANTEE: MARYANN MARIE ROSS						
1202/1418	9/30/2010	WD	U	I	37	22,000
GRANTOR: MARY E LAYTON & ELAIN						
GRANTEE: MARYANN MARIE & LOR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W66 S14 E66 N14$.

LAND DESCRIPTION

TOTAL OB/XF 15,200

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