LOT 9 BLOCK B SOUTHERN HILLS S/D
640-367, 783-981, 783-988, WD 89

HOWARD WALLACE M JR/HOWARD SHANNON
954 SW SEBASTIAN CIR
LAKE CITY, FL 32024

2027

21-5S-16-03671-035

BUILDING CHARACTERISTICS

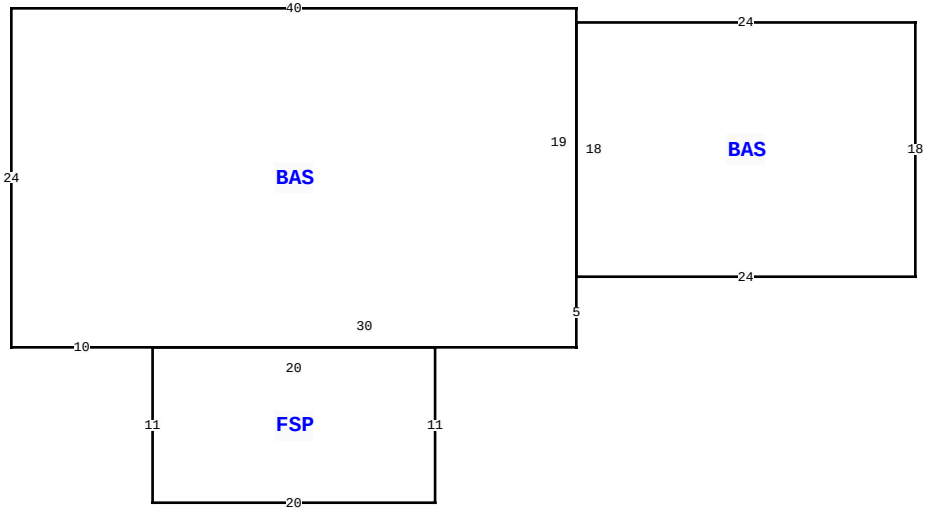
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
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	432	100		432	11,809
BAS	960	100		960	26,242
FSP	220	40		88	2,406
TOTALS	1,612			1,480	40,457

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,480	113.9000	68.34	101,143	1988	1988	0	0	0	60.00	40.00

1 MOBILE HME 0% - 0 Heated Area: 1392 HX Base Yr



954 SW SEBASTIAN CIR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/10/2024 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	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2006	2006	3	100	800	
2	0070	CARPORT UF	0	0	20	20	400.00	UT	2.50	2.50	100	2006	2006	3	100	1,000	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0294	SHED WOOD/	0	0	16	18	288.00	UT	14.00	14.00	100	2006	2006	3	100	4,032	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	40,457
TOTAL MARKET OB/XF VALUE	12,832
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	103,289
SOH/AGL Deduction	8,415
ASSESSED VALUE	94,874
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	94,874
TOTAL JUST VALUE	103,289
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	103,289

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0783/0988	12/01/1993	CD	U	I	13	18,247
GRANTOR: BULLARD-DEAS						
GRANTEE: WALLACE HOWARD						
0783/0981	11/16/1993	QC	Q	I	01	18,000
GRANTOR: WILLIAM STAMPER						
GRANTEE: BULLARD-DEAS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W40 S24 E10 FSP= S11 E20 N11 W20$ E30 N5 BAS= E24 N18 W24 S18$ N19$.

LAND DESCRIPTION

TOTAL OB/XF 12,832

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	0		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.25	40,000.00	50,000.00	50,000							

REVIEW DATE 02/27/2026 BY JB Total Acres: 5.59 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 11/17/2026 BY SYS