LOT 10 BLOCK B SOUTHERN HILLS S/
628-636, 714-047, WD 1131-1626,

STAMPER WILLIAM J
840 SW SEBASTIAN CIR
LAKE CITY, FL 32024-0132

2027

21-5S-16-03671-036

BUILDING CHARACTERISTICS

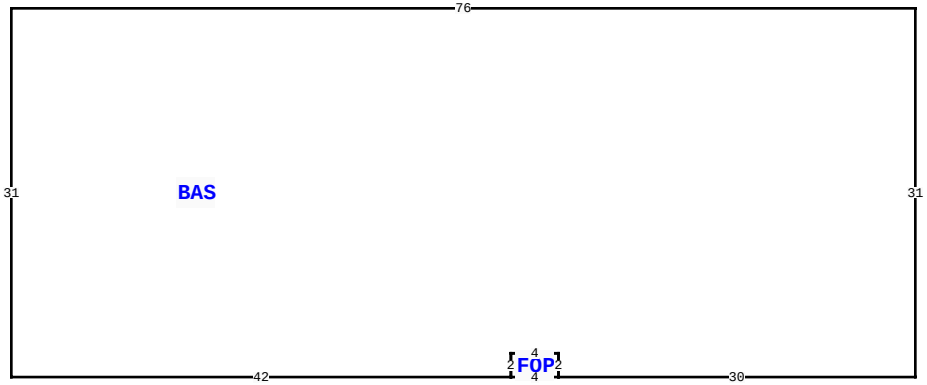
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Stories	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	2,348	100		2,348	184,056
FOP	8	35		3	235
TOTALS	2,356			2,351	184,290

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	2,351	113.9000	105.93	249,041	2014	2013	0	0	0	26.00	74.00

1 MANUF 1 100% - 2014 Heated Area: 2348 HX Base Yr 2014



840 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	0	0	3	100	200	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2013	2013	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	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		184,290
TOTAL MARKET OB/XF VALUE		8,400
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		242,690
SOH/AGL Deduction		123,180
ASSESSED VALUE		119,510
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		68,099
TOTAL JUST VALUE		242,690
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		244,674

PERMIT NUM	DESCRIPTION	AMT	ISSUED
10855	M H	125	03/06/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1244/1772	11/02/2012	WD	U	V	11	100
GRANTOR: MYRTLE D ARMS						
GRANTEE: WILLIAM J STAMPER						
1131/1626	8/23/2007	WD	Q	V	04	12,700
GRANTOR: BULLARD-DEAS						
GRANTEE: MYRTLE D ARMS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W76 S31 E42 FOP= E4 N2 W4 S2$ N2 E4 S2 E30 N31$.

LAND DESCRIPTION

TOTAL OB/XF 8,400

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