

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

**2026**

21-5S-16-03671-036  
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BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	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		4	100
Bathrooms		2	100
Stories	1.	1.	100
Architctual Units	01	CONV	100
		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
BAS	2,348	100	
FOP	8	35	
TOTALS	2,356		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	MANUF	1	100%	2014								
Heated Area: 2348					HX Base Yr 2014							
<div style="border: 1px solid black; padding: 10px; text-align: center;"> <p>76</p> <p>31</p> <p>BAS</p> <p>31</p> <p>4</p> <p>FOP</p> <p>4</p> <p>30</p> </div>												
840 SW SEBASTIAN CIR, LAKE CITY												
BLD DATE		XF DATE		INC DATE		LGL DATE		LAND DATE		AG DATE		05/07/2026 MLU

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			186,274
TOTAL MARKET OB/XF VALUE			8,400
TOTAL LAND VALUE - MARKET			50,000
TOTAL MARKET VALUE			244,674
SOH/AGL Deduction			128,645
ASSESSED VALUE			116,029
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			64,618
TOTAL JUST VALUE			244,674
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			239,709

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						

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	0294	SHED WOOD/	0	100	0	0	UT	0.00	0.00	100	0	0	3	100	200	
2	0190	FPLC PF	0	100	0	0	UT	1,200.00	1,200.00	100	2013	2013	3	100	1,200	
3	9945	Well/Sept	0	100	0	0	UT	7,000.00	7,000.00	100			3	100	7,000	
TOTALS													8,400			

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W76 S31 E42 FOP= E4 N2 W4 S2§ N2 E4 S2 E30 N31§.

LAND DESCRIPTION													TOTAL OB/XF												
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								