LOT 12 BLOCK B SOUTHERN HILLS S/
783-1483, 792-1609, 797-143, 842

MAXWELL ARNOLD L
684 SW SEBASTIAN CIR
LAKE CITY, FL 32024

2027

21-5S-16-03671-038

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	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME

MAP NUM | MKT AREA 02

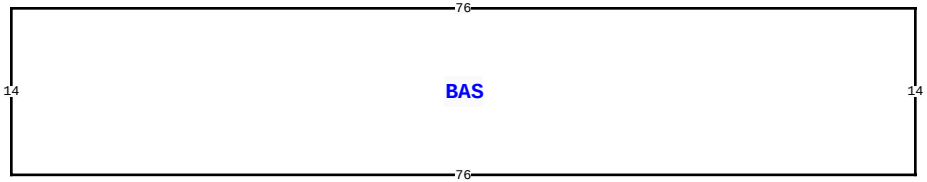
NEIGHBORHOOD/LOC 21516.010 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,064	100		1,064	62,534
TOTALS	1,064			1,064	62,534

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,064	114.9000	106.86	113,699	1998	1998	0	0	0	45.00	55.00

1 MANUF 1 100% - 2009 Heated Area: 1064 HX Base Yr 2009



684 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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2006	2006	3	100	1,200	
2	0263	PRCH,USP	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	400	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	1,400	
5	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	800	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	62,534
TOTAL MARKET OB/XF VALUE	10,800
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	123,334
SOH/AGL Deduction	70,289
ASSESSED VALUE	53,045
TOTAL EXEMPTION VALUE	HX HB SX 53,045
BASE TAXABLE VALUE	0
TOTAL JUST VALUE	123,334
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	124,008

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20454	M H	125	02/26/2003
8813	M H	125	09/02/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1163/0398	11/20/2008	WD	Q	I		58,000
GRANTOR: WILLIAM TRACY & ROSAL						
GRANTEE: ARNOLD L MAXWELL						
0842/0328	6/30/1997	WD	Q	I		20,000
GRANTOR: LEE						
GRANTEE: TRACY & SCHMICKER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W76 S14 E76 N14$.

LAND DESCRIPTION

TOTAL OB/XF 10,800

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