

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

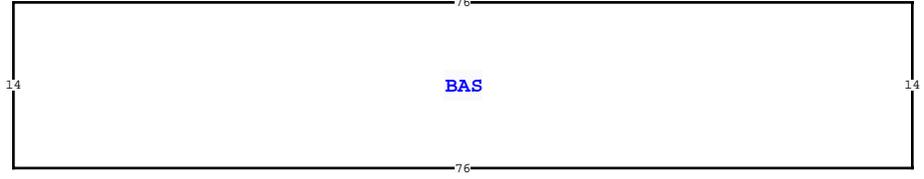
MAXWELL ARNOLD L  
684 SW SEBASTIAN CIR  
LAKE CITY, FL 32024

**2026**

21-5S-16-03671-038  
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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 Floor	14	CARPET 90
Interior Floor	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
Architctual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

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	108.01	114,923	1998	1998		0	0	45.00	55.00
1 MANUF 1 100% - 2009 Heated Area: 1064 HX Base Yr 2009												



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			63,208
TOTAL MARKET OB/XF VALUE			10,800
TOTAL LAND VALUE - MARKET			40,000
TOTAL MARKET VALUE			114,008
SOH/AGL Deduction			62,508
ASSESSED VALUE			51,500
TOTAL EXEMPTION VALUE	HX HB SX		51,500
BASE TAXABLE VALUE			0
TOTAL JUST VALUE			114,008
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			114,008

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
BAS	1,064	100
TOTAL ADJ AREA	1,064	
SUBAREA MARKET VALUE	63,208	
TOTALS	1,064	63,208

684 SW SEBASTIAN CIR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/10/2024
INC DATE		AG DATE	MLU

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						

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

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS= W76 S14 E76 N14\$.									

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	40,000.00	40,000.00	40,000							