LOT 13 BLOCK B SOUTHERN HILLS S/
621-033, 677-181, 793-1856, WD 1

KEATON JAMES C/SCHAFER LEAH T
610 SW SEBASTIAN CIR
LAKE CITY, FL 32024

2027

21-5S-16-03671-039

BUILDING CHARACTERISTICS

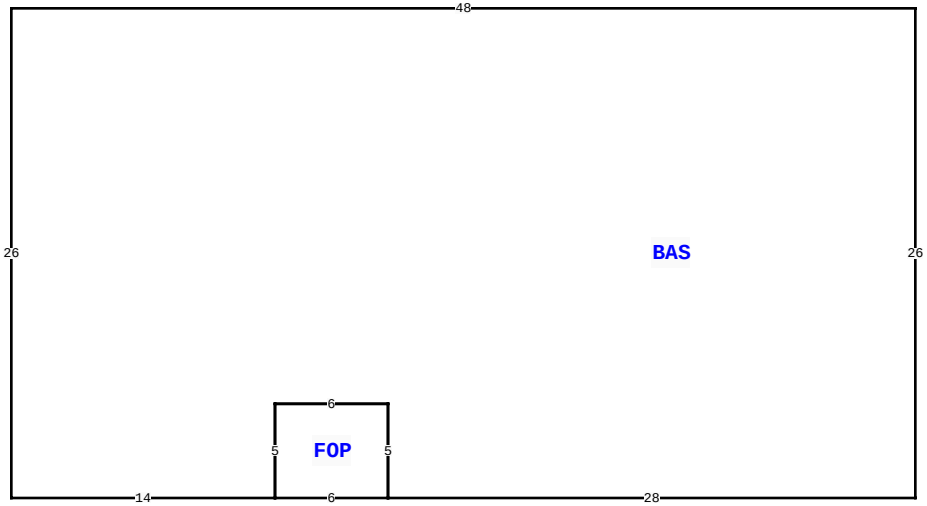
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
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	1,218	100		1,218	34,494
FOP	30	35		10	283
TOTALS	1,248			1,228	34,777

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,228	118.0000	70.80	86,942	1984	1995	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2008 Heated Area: 1218 HX Base Yr 2008



610 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	0080	DECKING	0	100	8	9	64.00	UT	5.00	5.00	100	0	0	3	100	320	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	100	
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	200	
5	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	2,500	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		34,777
TOTAL MARKET OB/XF VALUE		10,120
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		94,897
SOH/AGL Deduction		46,720
ASSESSED VALUE		48,177
TOTAL EXEMPTION VALUE	HX HB DX	30,000
BASE TAXABLE VALUE		18,177
TOTAL JUST VALUE		94,897
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		94,897

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8773	M H	125	08/24/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1113/2474	3/08/2007	WD	Q	I		98,000
GRANTOR: MARY FRANCES HALL						
GRANTEE: JAMS C KEATON & LEA						
0793/1856	7/29/1994	WD	U	V	12	11,000
GRANTOR: BULLARD-DEAS						
GRANTEE: MARY FRANCES HALL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W48 S26 E14 FOP= E6 N5W6 S5$ N5 E6 S5 E28 N26$.

LAND DESCRIPTION

TOTAL OB/XF 10,120

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