LOT 1 BLOCK A SOUTHERN HILLS.

667-149, 785-1780, 787-2321, 799

WRIGHTSEL KENNY D
116 SW SEBASTIAN CIR
LAKE CITY, FL 32024

2027

22-5S-16-03671-001

BUILDING CHARACTERISTICS

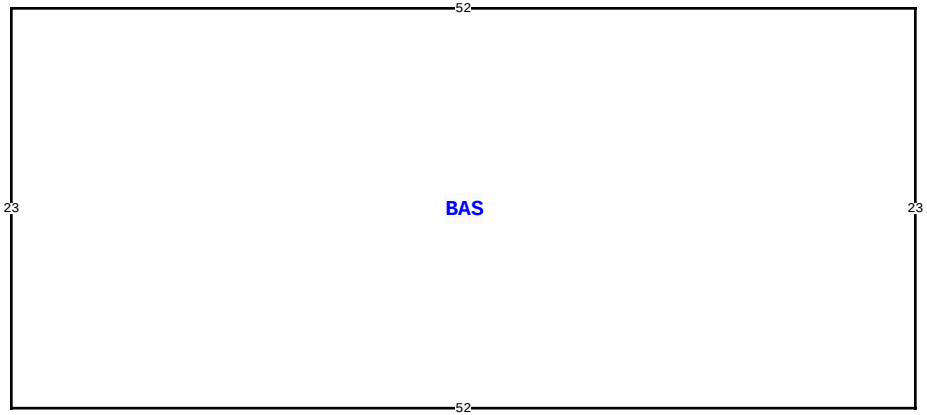
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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	1,196	100		1,196	70,904
TOTALS	1,196			1,196	70,904

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,196	115.9000	107.79	128,917	2000	2000	0	0	0	45.00	55.00

2 MANUF 1 100% - 0 Heated Area: 1196 HX Base Yr



116 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	8	10	80.00	UT	7.50	7.50	100	1995	1995	3	100	600	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	2,500	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	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		70,904
TOTAL MARKET OB/XF VALUE		17,100
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		138,004
SOH/AGL Deduction		76,605
ASSESSED VALUE		61,399
TOTAL EXEMPTION VALUE	HX HB	36,399
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		138,004
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		138,767

PERMIT NUM	DESCRIPTION	AMT	ISSUED
16123	M H	125	10/08/1999
12250	M H	125	03/07/1997
12250	M H	125	03/07/1997
9460	M H	125	03/13/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0835/1894	3/05/1997	QC	Q	V	01	0
GRANTOR: WRIGHTSEL						
GRANTEE: WRIGHTSEL & WRIGHTS						
0799/0588	12/09/1994	WD	U	V	12	12,500
GRANTOR: CODY DEE COLLINS						
GRANTEE: ROGER OR LOIS WRIGH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W52 S23 E52 N23$.

LAND DESCRIPTION

TOTAL OB/XF 17,100

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 03/03/2026 BY KS Total Acres: 4.03 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 11/17/2026 BY SYS