LOT 23 BLOCK A SOUTHERN HILLS S/
782-1611, 932-1786, WD 1092-2490

FEDERAL HOME LOAN MORTGAGE CORPORATION
5000 PLANO PKWY
CHARROLLTON, TX 75010

2026

22-5S-16-03671-023

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

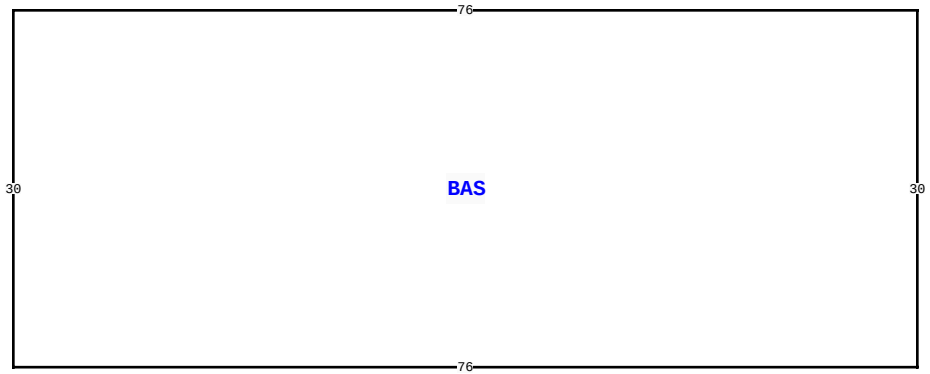
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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	2,280	100		2,280	139,520
TOTALS	2,280			2,280	139,520

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	2,280	115.9000	111.26	253,673	2006	2006	0	0	0	45.00	55.00

1 MANUF 1 0% - 2026 Heated Area: 2280 HX Base Yr



347 SW SEBASTIAN CIR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	139,520
TOTAL MARKET OB/XF VALUE	12,617
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	202,137
SOH/AGL Deduction	0
ASSESSED VALUE	202,137
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	202,137
TOTAL JUST VALUE	202,137
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	192,620

PERMIT NUM	DESCRIPTION	AMT	ISSUED
24901	M H	311	08/23/2006
18746	TR/TRAILER	75	09/18/2001
15095	M H	125	02/17/1999
6848	M H	60	02/16/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1555/946	12/01/2025	QC	U	I	12	100
GRANTOR: FIRST FEDERAL BANK						
GRANTEE: FEDERAL HOME LOAN M						
1554/348	10/16/2025	CT	U	I	18	300
GRANTOR: CLERK OF COURT						
GRANTEE: FIRST FEDERAL BANK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W76 S30 E76 N30$.

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	0	12	28	216.00	UT	9.00	9.00	65	2006	2006	3	65	1,264	
2	0294	SHED WOOD/	0	0	10	18	180.00	UT	9.00	9.00	65	2006	2006	3	65	1,053	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
5	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2006	2006	3	100	1,200	
6	0261	PRCH, UOP	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	600	
7	0261	PRCH, UOP	0	0	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	300	
8	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	200	
9	0081	DECKING WI	0	0	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	1,000	

LAND DESCRIPTION

TOTAL OB/XF 12,617

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	0		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: 4.13 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 05/12/2026 BY SYS