THE NORTHERLY 210 FT OF LOT 24 B
HILLS S/D.

MCNEAL DENNIS
261 SW SEBASTAIN CIR
LAKE CITY, FL 32024

2027

22-5S-16-03671-024

BUILDING CHARACTERISTICS

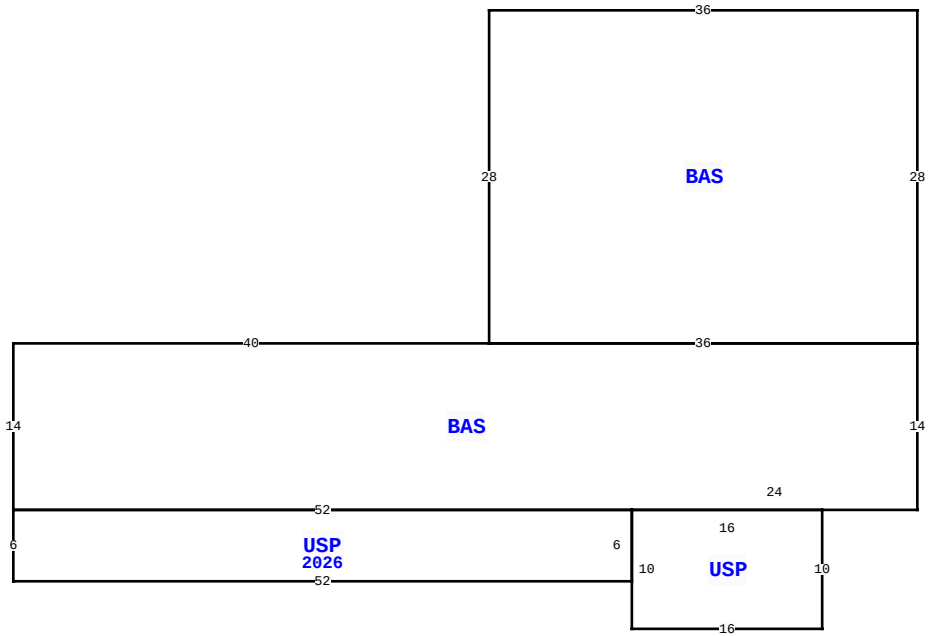
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Stories	1.	1. 100
Units		0 100
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	1,008	100		1,008	27,313
BAS	1,064	100		1,064	28,830
USP	160	35		56	1,517
USP	312	35	2026	109	2,954
TOTALS	2,544			2,237	60,614

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,237	112.9000	67.74	151,534	1996	1996	0	0	0	60.00	40.00

2 MOBILE HME 100% - 2020 Heated Area: 2072 HX Base Yr 2020



261 SW SEBASTIAN CIR, LAKE CITY

BLD DATE		LGL DATE	05/10/2024 MLU
XF DATE		LAND DATE	
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	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	750	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		60,614
TOTAL MARKET OB/XF VALUE		750
TOTAL LAND VALUE - MARKET		28,600
TOTAL MARKET VALUE		89,964
SOH/AGL Deduction		46,862
ASSESSED VALUE		43,102
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		18,102
TOTAL JUST VALUE		89,964
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		89,964

PERMIT NUM	DESCRIPTION	AMT	ISSUED
24891	M H	311	08/21/2006
12640	M H	125	06/11/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1301/1932	9/01/2015	QC	U	V	11	100
GRANTOR: VINCENT MCNEAL						
GRANTEE: DENNIS MCNEAL						
1229/1404	2/03/2012	QC	U	V	11	100
GRANTOR: EDD L COLEMAN						
GRANTEE: VICENT MCNEAL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W40 S14 E52 E24 N14 W36 $
BAS=[ORIG=36,0] N28 W36 S28 E36 $
USP=[ORIG=12,14] S10 E16 N10 W16 $
USP=[YR=2026;ORIG=-40,14] E52 S6 W52 N6 $
.

LAND DESCRIPTION

TOTAL OB/XF 750

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	0.50	LT		1.00	1.00	1.43	40,000.00	57,200.00	28,600							

REVIEW DATE 03/03/2026 BY KS Total Acres: 1.93 Total Land Value: 28,600 Market: 0 Agricultural: 0 Common: 28,600 PRINTED 11/17/2026 BY SYS