LOT 26 BLOCK A SOUTHERN HILLS S/
628-639, 671-273, 698-597, 700-6

WATSON BONNIE L/WATSON KAREN S
123 SW SEBASTIAN CIR
LAKE CITY, FL 32024

2027

22-5S-16-03671-026

BUILDING CHARACTERISTICS

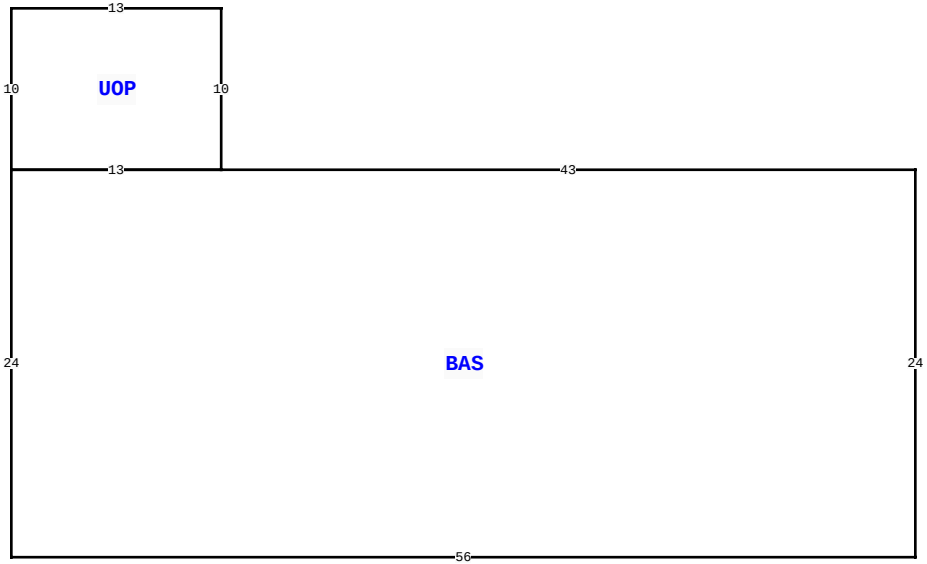
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	03	03
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	1,344	100		1,344	26,364
UOP	130	25		32	628
TOTALS	1,474			1,376	26,992

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,376	81.7290	49.04	67,479	1989	1989	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2014 Heated Area: 1344 HX Base Yr 2014



123 SW SEBASTIAN CIR, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	26,992
TOTAL MARKET OB/XF VALUE	7,536
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	84,528
SOH/AGL Deduction	48,240
ASSESSED VALUE	36,288
TOTAL EXEMPTION VALUE	HX HB DX 30,000
BASE TAXABLE VALUE	6,288
TOTAL JUST VALUE	84,528
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	84,528

XFOB:1:1: NOBILITY MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1256/1041	6/11/2013	PB	U	I	18	0
GRANTOR: CLERK OF COURT (ROBE						
GRANTEE: BONNIE L WATSON & E						
1257/1072	10/04/2011	QC	U	I	11	100
GRANTOR: PEGGY W HESS						
GRANTEE: BONNIE L WATSON & K						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W43 UOP= N10 W13 S10 E13$ W13 S24 E56N24$.

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	17	20	340.00	UT	3.15	3.15	50	1994	1994	3	50	536	
2	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,536

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: 4.01 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 11/17/2026 BY SYS