LOT 1 BLOCK B SOUTHERN HILLS S/D
636-152, 875-1962,2011, DC 89860

FRIEDRICH DEBRA
1758 SW SEBASTIAN CIR
LAKE CITY, FL 32024

2026

22-5S-16-03671-027

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	02	02 100
Quality	04	04

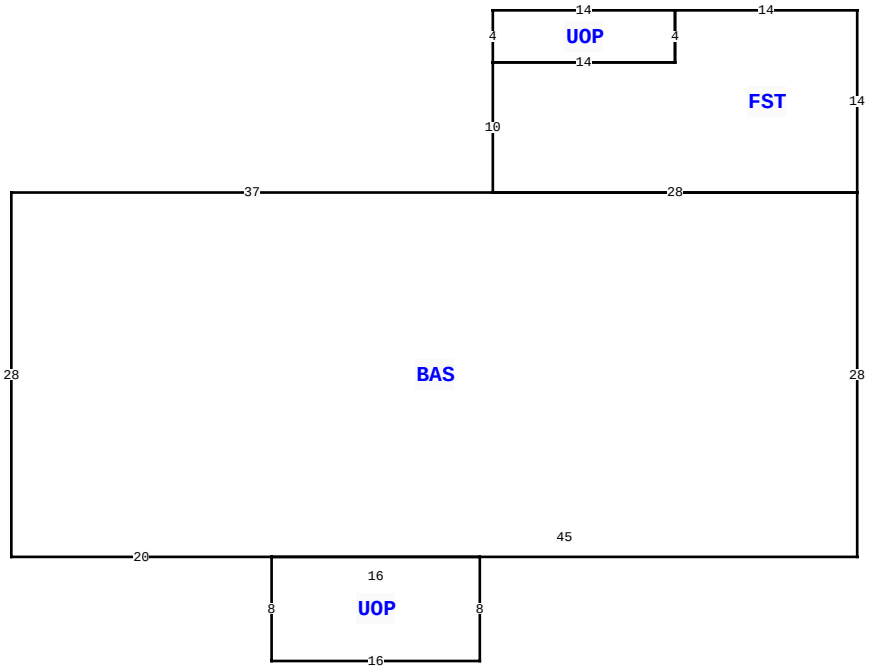
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	21516.010	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,820	100		1,820	45,449
FST	336	55		185	4,620
UOP	56	25		14	350
UOP	128	25		32	799
TOTALS	2,340			2,051	51,218

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,051	99.0945	62.43	128,044	1987	1987	0	0	0	60.00	40.00

2 MOBILE HME 0% - 2023 Heated Area: 1820 HX Base Yr



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

1756 SW SEBASTIAN CIR, LAKE CITY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	51,218
TOTAL MARKET OB/XF VALUE	18,000
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	119,218
SOH/AGL Deduction	3,060
ASSESSED VALUE	116,158
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	116,158
TOTAL JUST VALUE	119,218
NCON VALUE	1,200
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	105,581

PERMIT NUM	DESCRIPTION	AMT	ISSUED
11589	REMODEL	50	08/29/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1490/2725	5/22/2023	WD	U	I	11	0
GRANTOR: BEARD REGINA MAYE (RM						
GRANTEE: BEARD PAUL LYNN JR						
1397/2457	11/01/2019	LE	U	I	14	100
GRANTOR: DEBRA J FRIEDRICH (LI						
GRANTEE: PAUL LYNN JR & REGI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W37 S28 E20 UOP= S8 E16 N8 W16$ E45 N28 FST= N14 W14
UOP= W14 S4 E14 N4$ S4 W14 S10 E28$ W28$.

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	0031	BARN,MT AE	0	0	20	23	1.00	UT	0.00	0.00	100	2018	2018	3	100	800	
2	0021	BARN,FR AE	0	0	24	48	1.00	UT	0.00	0.00	100	0	0	3	100	3,000	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	2006	2006	3	100	500	
5	0060	CARPORT F	0	0	18	20	360.00	UT	5.00	5.00	100	2006	2006	3	100	1,800	
6	0070	CARPORT UF	0	0	18	20	360.00	UT	2.50	2.50	100	2006	2006	3	100	900	
7	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	1,600	
8	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2019	2019	3	100	1,200	
9	0296	SHED METAL	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2026	2025		100	1,200	

LAND DESCRIPTION

TOTAL OB/XF 18,000

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