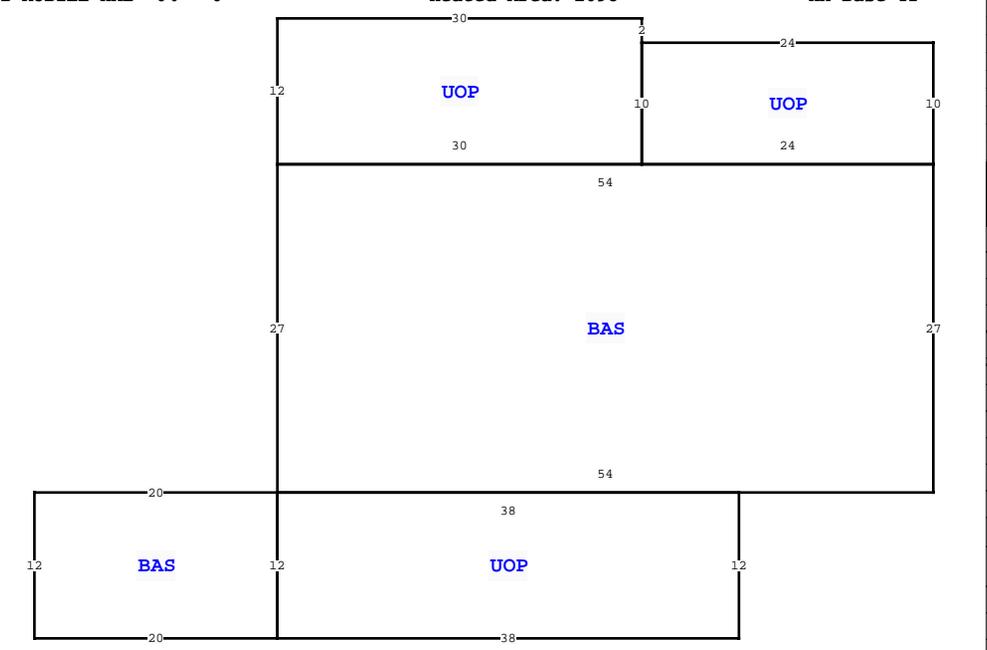


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	31 VINYL SID 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	12 MODULAR MT 100
Interior Wall	04 PLYWOOD 100
Interior Floo	14 CARPET 90
Interior Floo	08 SHT VINYL 10
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Stories	1. 1. 100
ArchitECTUAL	01 CONV 100
Units	0 100
Condition Adj	02 02 100
Kitchen Adjus	01 01 100

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	1,962	103.4100	62.05	121,742	1979	1979	0	0	60.00	40.00



Quality	05 05				
DOR CODE	0202 MOBILE HOME/M 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	240	100		240	5,957
BAS	1,458	100		1,458	36,188
UOP	240	25		60	1,489
UOP	360	25		90	2,234
UOP	456	25		114	2,830
TOTALS	2,754			1,962	48,697

1662 SW SEBASTIAN CIR, LAKE CITY

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

EXTRA FEATURES																	
L N	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	0166	CONC, PAVMT	0	0	4	40	160.00	UT	1.50	1.50	100	1995	1995	3	100	240	
2	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	1995	1995	3	100	500	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0140	CLFENCE 6	0	0	0	0	1.00	UT	0.00	0.00	100	1995	1995	3	100	800	
5	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
6	0210	GARAGE U	0	0	20	24	480.00	UT	18.00	18.00	40	1995	1995	3	40	3,456	
7	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	1995	1995	3	100	1,200	
9	0040	BARN, POLE	0	0	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	800	

TOTAL OB/XF 16,996

LAND DESCRIPTION												TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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							

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 3
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			90,957
TOTAL MARKET OB/XF VALUE			16,996
TOTAL LAND VALUE - MARKET			50,000
TOTAL MARKET VALUE			157,953
SOH/AGL Deduction			27,130
ASSESSED VALUE			130,823
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			130,823
TOTAL JUST VALUE			157,953
NCON VALUE			42,260
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			106,193

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046936	Electrical Servic	0	04/11/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1372/2396	11/19/2018	QC	U	I	11	7,500
GRANTOR: JACKIE V GIBBS						
GRANTEE: ZARAGOZA HERNANDEZ						
1190/1972	3/01/2010	QC	U	I	11	100
GRANTOR: JACKIE VERDAINE GIBBS						
GRANTEE: JACKIE V GIBBS						

BUILDING NOTES											

BUILDING DIMENSIONS											
UOP= N10 W24 UOP= N2 W30 S12 E30 N10\$ S10 E24\$ BAS= W54 S27 BAS= W20 S12 E20 N12\$ UOP= S12 E38 N12 W38\$ E54 N27\$.											

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	26	ALM SIDING 100	
Exterior Wall	00	N/A 0	
Roof Structure	03	GABLE/HIP 100	
Roof Cover	12	MODULAR MT 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	08	SHT VINYL 100	
Interior Floor	00	N/A 0	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		2 100	
Bathrooms		2 100	
Frame	02	WOOD FRAME 100	
Stories	1.	1. 100	
Units		0 100	
Condition Adj	03	03 100	
Kitchen Adjus	01	01 100	
Quality	05	05	
DOR CODE	0202 MOBILE HOME/M HOME		
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	21516.010 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	868	100	2026
USP	128	35	2026
TOTALS	996		

MARKET ADJUSTMENTS																							
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND												
0800	02	913	117.0000	70.20	64,093	1990	1990	0	0	60.00	40.00												
2 MOBILE HME 0% - 2026 Heated Area: 868 HX Base Yr																							
<table border="1"> <tr> <td>BLD DATE</td> <td></td> <td>LGL DATE</td> <td></td> </tr> <tr> <td>XF DATE</td> <td></td> <td>LAND DATE</td> <td>05/07/2026</td> </tr> <tr> <td>INC DATE</td> <td></td> <td>AG DATE</td> <td>MLU</td> </tr> </table>												BLD DATE		LGL DATE		XF DATE		LAND DATE	05/07/2026	INC DATE		AG DATE	MLU
BLD DATE		LGL DATE																					
XF DATE		LAND DATE	05/07/2026																				
INC DATE		AG DATE	MLU																				

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		90,957
TOTAL MARKET OB/XF VALUE		16,996
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SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
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GRANTOR: JACKIE V GIBBS						
GRANTEE: ZARAGOZA HERNANDEZ						
1190/1972	3/01/2010	QC	U	I	11	100
GRANTOR: JACKIE VERDAINE GIBBS						
GRANTEE: JACKIE V GIBBS						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON

TOTAL OB/XF											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON

BUILDING NOTES											
1662 SW SEBASTIAN CIR, LAKE CITY											

BUILDING DIMENSIONS											
BAS=[YR=2026;ORIG=71,10] W62 S14 E62 N14 \$											
USP=[YR=2026;ORIG=65,24] W16 S8 E16 N8 \$											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T

