



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	08	SHT VINYL	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		1	100
Frame	01	NONE	100
Stories	1.	1.	100
Architectual	05	CONV	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	21516.010	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	960	100	
TOTALS	960		82,374

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2	SINGLE FAM	0%	0		126,730	1989	1989	0	0	35.00	65.00
			Heated Area: 960			HX Base Yr					

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		82,374	
TOTAL MARKET OB/XF VALUE		5,267	
TOTAL LAND VALUE - MARKET		30,000	
TOTAL MARKET VALUE		117,641	
SOH/AGL Deduction		15,210	
ASSESSED VALUE		102,431	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		102,431	
TOTAL JUST VALUE		117,641	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		116,200	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1312/1967	4/06/2016	WD	U	I	12	42,000
GRANTOR: WELLS FARGO BANK N A						
GRANTEE: LISA C CADRAIN						
1306/1432	12/09/2015	CT	U	I	18	100
GRANTOR: CLERK OF COURT (SMITH)						
GRANTEE: WELLS FARGO BANK N						

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	20	30	600.00	UT	3.00	100	2006	2006	3	100	1,800		
2	0210	GARAGE U	0	0	18	22	396.00	UT	11.00	75	2014	2014	3	75	3,267		
3	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	100	2014	2014	3	100	200		
TOTALS															960	960	82,374

1564 SW SEBASTIAN CIR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/10/2024
INC DATE		AG DATE	MLU

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W40 S24 E40 N24\$.	

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	0100	C	SFR	0		A-1	0.00	0.00	0.50	LT		1.00	1.00	1.50	40,000.00	60,000.00	30,000							