LOT 15 BLOCK B SOUTHERN HILLS S/
782-784, 785-1424, 800-2173, WD

KEATON JAMES C/KEATON LEAH J
610 SW SEBASTIAN CIRCLE
LAKE CITY, FL 32024

2026

22-5S-16-03671-041

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0700	MISC IMPROVED	
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
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

488 SW SEBASTIAN CIR, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	8,000
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	58,000
SOH/AGL Deduction	18,945
ASSESSED VALUE	39,055
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	39,055
TOTAL JUST VALUE	58,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	48,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8074	M H	125	02/16/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1283/1554	10/24/2014	WD	Q	V	01	20,000
GRANTOR: DONALD D HALL						
GRANTEE: JAMES C & LEAH J KE						
1168/0618	12/10/2008	WD	Q	V	03	14,000
GRANTOR: DEAS BULLARD PROPERTI						
GRANTEE: DONALD & MARY HALL						

BUILDING NOTES

BUILDING DIMENSIONS

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	0285	SALVAGE	0	0	0	0	1.00	UT	0.00	0.00	100	2006	2006	3	100	1,000	
2	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 8,000

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	0700	C	MISC RES	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: 4.01 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 06/09/2026 BY SYS