LOT 16 BLOCK B SOUTHERN HILLS S/
794-26, DC 1351-1605, LE 1395-23

DOUGLAS HORACE ALLEN
354 SW SEBASTIAN CIR
LAKE CITY, FL 32056

2027

22-5S-16-03671-042

BUILDING CHARACTERISTICS

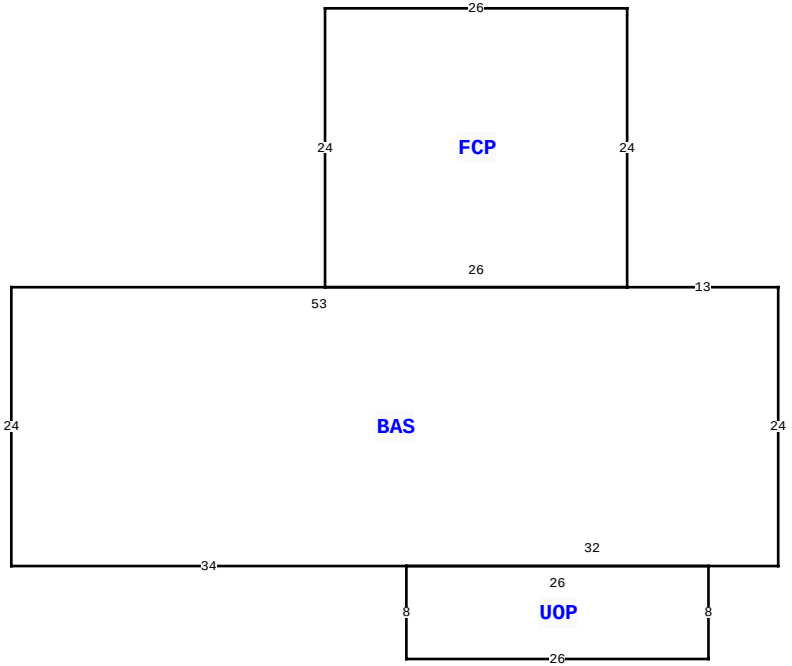
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
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	1,584	100		1,584	44,060
FCP	624	25		156	4,339
UOP	208	25		52	1,446
TOTALS	2,416			1,792	49,846

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,792	115.9000	69.54	124,616	1986	1986	0	0	0	60.00	40.00

1 MOBILE HME 0% - 2023 Heated Area: 1584 HX Base Yr



354 SW SEBASTIAN CIR, LAKE CITY

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

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	0210	GARAGE U	0	0	16	20	1.00	UT	0.00	0.00	100	0	0	3	100	800	
2	0190	FPLC PF	0	0	12	20	1.00	UT	1,200.00	1,200.00	100	1993	1993	3	100	1,200	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	3,500	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	49,846
TOTAL MARKET OB/XF VALUE	12,500
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	112,346
SOH/AGL Deduction	0
ASSESSED VALUE	112,346
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	112,346
TOTAL JUST VALUE	112,346
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	112,346

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050755	Roof Replacement	12,540	09/06/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1467/394	4/13/2022	WD	U	I	11	100
GRANTOR: DOUGLAS RONALD CAROL						
GRANTEE: DOUGLAS HORACE ALLE						
1395/2300	10/02/2019	LE	U	I	14	100
GRANTOR: HIRAM C DOUGLAS (ENH						
GRANTEE: HORACE A DOUGLAS &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W13 FCP= N24 W26 S24 E26$ W53 S24 E34 UOP= S8 E26 N8 W26$ E32 N24$.

LAND DESCRIPTION

TOTAL OB/XF 12,500

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	0102	C	SFR/MH	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 11/17/2026 BY SYS