

LOT 20 PINE HAVEN S/D.
803-1574, 849-2205, 933-321, 948

SEPULVEDA ROBERT/SEPULVEDA MERLY M
157 SW APRICOT CT
LAKE CITY, FL 32024

2026

31-5S-16-03744-120
VALUATION SUMMARY PAGE 1 of 1

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	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		2	100
Stories	1.	1.	100
Architctual	01	CONV	100
Units		0	100
Condition Adj	02	02	100
Kitchen Adjus	01	01	100
Quality	03	03	
DOR CODE	0200 MOBILE HOME		
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	31516.010 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,620	100	
TOTALS	1,620		35,873

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	MOBILE HME	0%	0									
				Heated Area: 1620			HX Base Yr					
<div style="border: 1px solid black; width: 100%; height: 100%; position: relative;"> <div style="position: absolute; top: 0; left: 0; right: 0; border-bottom: 1px solid black;">60</div> <div style="position: absolute; bottom: 0; left: 0; right: 0; border-top: 1px solid black;">60</div> <div style="position: absolute; left: 0; top: 0; bottom: 0; border-right: 1px solid black;">27</div> <div style="position: absolute; right: 0; top: 0; bottom: 0; border-left: 1px solid black;">27</div> <div style="position: absolute; top: 50%; left: 50%; transform: translate(-50%, -50%); color: blue;">BAS</div> </div>												
BLD DATE												
XF DATE												
INC DATE												
LGL DATE												
LAND DATE												
AG DATE												
157 SW APRICOT CT, LAKE CITY												

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		35,873	
TOTAL MARKET OB/XF VALUE		12,340	
TOTAL LAND VALUE - MARKET		55,000	
TOTAL MARKET VALUE		103,213	
SOH/AGL Deduction		22,921	
ASSESSED VALUE		80,292	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		80,292	
TOTAL JUST VALUE		103,213	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		103,213	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18750	PUMP/UTPOL	30	09/20/2001
12844	M H	125	08/01/1997

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1455/1397	12/22/2021	LE	U	I	14	100
GRANTOR: SEPULVEDA ROBERT (ENH)						
GRANTEE: MASSEY JENNIFER (RM)						
1262/0223	9/26/2013	WD	Q	I	01	65,000
GRANTOR: GARRY LEE & DAWN PETE						
GRANTEE: ROBERT & MERLY M SE						

EXTRA FEATURES												
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	1997
2	0166	CONC, PAVMT	0	0	12	20	240.00	UT	2.00	2.00	50	2008
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100	
4	0030	BARN, MT	0	0	18	20	360.00	UT	1.50	1.50	50	2008
5	0030	BARN, MT	0	0	24	30	720.00	UT	9.00	9.00	50	2008
6	0080	DECKING	0	0	8	12	96.00	UT	5.00	5.00	50	2008
7	0080	DECKING	0	0	5	12	60.00	UT	5.00	5.00	50	2008
TOTALS												

BUILDING NOTES			

BUILDING DIMENSIONS			
BAS= W60 S27 E60 N27\$.			

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	55,000.00	55,000.00	55,000								