COMM NW COR OF SW1/4 OF NW1/4, S
POB, E 287.43 FT, S 326.92 FT, W
LINE OF SEC, N 326.03 FT TO POB.

MABBITT KENT ALLEN/MABBITT MARY ELLIOTT
203 SW CABLE WAY
LAKE CITY, FL 32024

2025

04-4S-16-02772-023

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	9901	AC/XFOB	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	4416.00	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

190 SW GRANNY GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	5,100
TOTAL LAND VALUE - MARKET	15,000
TOTAL MARKET VALUE	20,100
SOH/AGL Deduction	0
ASSESSED VALUE	20,100
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	20,100
TOTAL JUST VALUE	20,100
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	20,100

SALE:2:1: FORECLOSURE (ALSO REFER TO #02773-015)

SALE:1:1: SALE INCLUDED RE# 02773-015 (SEC 5)

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1474/2307	5/18/2022	WD	Q	I	05	150,000
GRANTOR: FLORIDA HOLDINGS TRUS						
GRANTEE: MABBITT KENT ALLEN						
1465/52	4/22/2022	WD	U	I	11	100
GRANTOR: AULT KENNETH E						
GRANTEE: FLORIDA HOLDINGS TR						

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	0255	MBL HOME S	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	1,500	
2	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	600	
3	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	

LAND DESCRIPTION

TOTAL OB/XF 5,100

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	9901	C	AC/XFOB	0		00	0.00	0.00	2.00	AC		1.00	1.00	1.00	7,500.00	7,500.00	15,000							

REVIEW DATE 10/11/2023 BY KS Total Acres: 2.00 Total Land Value: 15,000 Market: 0 Agricultural: 0 Common: 15,000 PRINTED 08/08/2025 BY SYS