COMM NE COR OF SE1/4 OF NE1/4, S
POB, CONT S 374.46 FT, W 253.15
CABLE CR, N'LY ALONG R/W 218.04

DOMINGUEZ CYNTHIA
163 SW CABLE WAY
LAKE CITY, FL 32024

2026

05-4S-16-02773-016

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

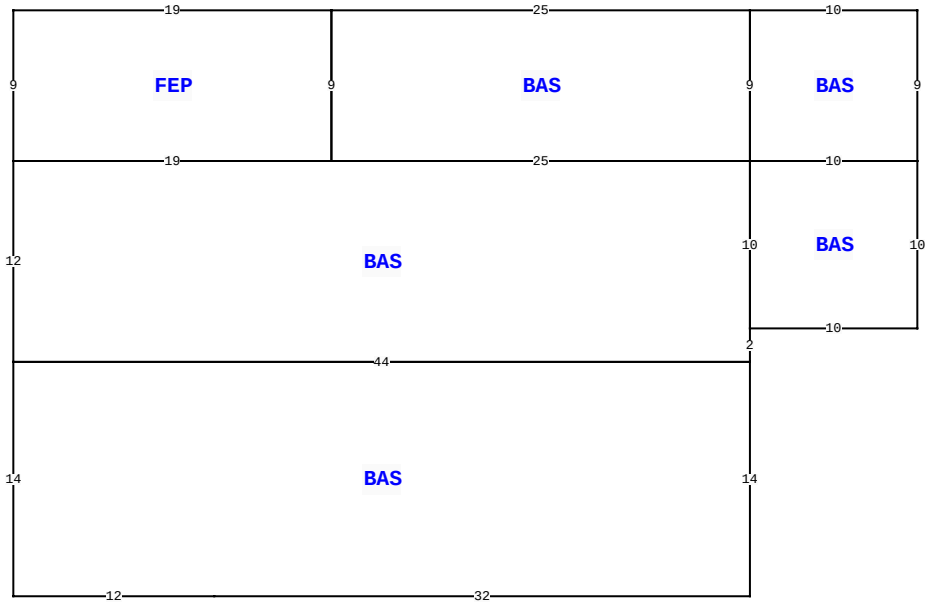
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		2 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	5416.0200	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	90	100		90	2,230
BAS	100	100		100	2,477
BAS	225	100		225	5,574
BAS	528	100		528	13,080
BAS	616	100		616	15,260
FEP	171	85		145	3,592
TOTALS	1,730			1,704	42,212

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0101	02	1,704	75.5280	61.93	105,529	1986	1986	0	0	20	40.00	40.00

1 SFR/MH CON 100% - 2002 Heated Area: 1559 HX Base Yr 2002



163 SW CABLE WAY, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		42,212
TOTAL MARKET OB/XF VALUE		11,980
TOTAL LAND VALUE - MARKET		26,460
TOTAL MARKET VALUE		80,652
SOH/AGL Deduction		37,740
ASSESSED VALUE		42,912
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		17,912
TOTAL JUST VALUE		80,652
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		80,652

XFOB:1:1: PEACHTREE M H
LAND:1:1: ADJ4;STRIP NON-USABLE.
SALE:1:1:

PERMIT NUM	DESCRIPTION	AMT	ISSUED
13597	REMODEL	63	01/05/1998
7973	M H	100	01/13/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0931/1866	7/12/2001	WD	Q	I	01	100
GRANTOR: LEWIS D JOHNS (BY POA						
GRANTEE: CYNTHIA DOMINQUEZ						
0545/0638	9/01/1978	03	Q	V		5,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W44 S14 E12 E32 N14 BAS= N2 BAS= E10 N10 W10 S10$ N10 BAS= E10 N9 W10 S9 $ BAS= N9 W25 S9 E25$ W25 FEP= N9 W19 S9 E19$ W19 S12 E44$.

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	0296	SHED METAL	0	100	8	12	96.00	UT	5.00	5.00	100	1993	1993	3	100	480	
2	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
3	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
4	0060	CARPORT F	0	100	0	0	1.00	UT	1,500.00	1,500.00	100	2024	2023		100	1,500	

LAND DESCRIPTION

TOTAL OB/XF 11,980

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	100		RSF/MH	0.00	0.00	1.00	AC		1.00	1.00	0.95	18,000.00	17,100.00	17,100							
2	0000	C	VAC RES	100		RSF/MH	0.00	0.00	0.52	AC		1.00	1.00	1.00	18,000.00	18,000.00	9,360							

REVIEW DATE 09/27/2023 BY KS Total Acres: 1.52 Total Land Value: 26,460 Market: 0 Agricultural: 0 Common: 26,460 PRINTED 11/05/2025 BY SYS