BEG AT NE COR OF SW1/4, RUN S 66
W 662.85 FT, N 662.60 FT, E 659.

CABALIT DENIS C/CABALIT SANDRA D
265 SW SEGREST WAY
LAKE CITY, FL 32024

2026

07-4S-16-02806-026

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

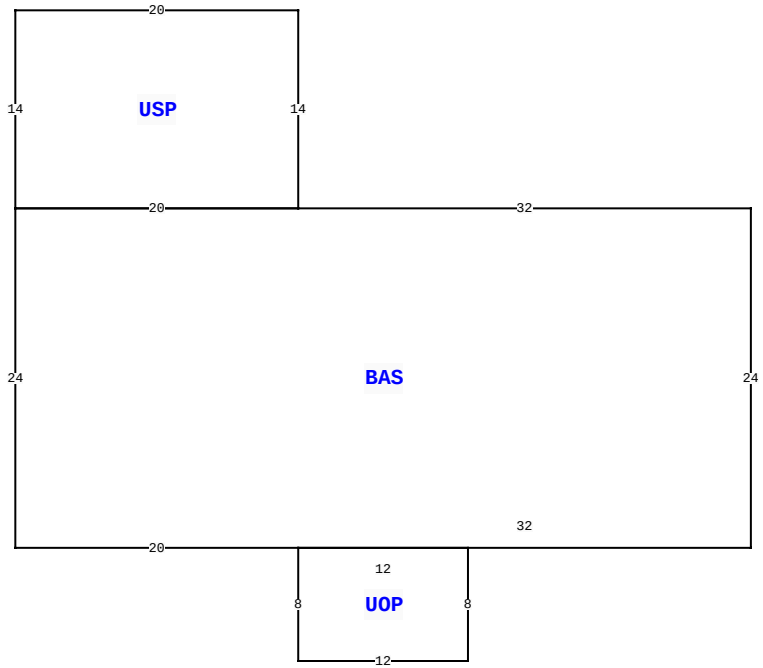
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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 01
NEIGHBORHOOD/LOC	7416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,248	100		1,248	34,714
UOP	96	25		24	668
USP	280	35		98	2,726
TOTALS	1,624			1,370	38,108

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,370	115.9000	69.54	95,270	1987	1987	0	0	0	60.00	40.00

2 MOBILE HME 100% - 1997 Heated Area: 1248 HX Base Yr 1997



265 SW SEGREST 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: 3	Tax Dist:	
BUILDING MARKET VALUE		38,108
TOTAL MARKET OB/XF VALUE		22,200
TOTAL LAND VALUE - MARKET		90,540
TOTAL MARKET VALUE		150,848
SOH/AGL Deduction		67,443
ASSESSED VALUE		83,405
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		32,683
TOTAL JUST VALUE		150,848
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		150,848

BLDG:2:1: MERIT MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0824/1545	7/03/1996	WD	Q	I	02	0

GRANTOR: W C & GWENDOLYN DEKLE

GRANTEE: DENIS & SANDRA CABA

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W32 USP= N14 W20 S14 E20$ W20 S24 E20 UOP= S8 E12 N8 W12$ E32 N24$.

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	100	0	0	1.00	UT	0.00	0.00	100	1990	1990	3	100	2,500	
2	0060	CARPORT F	0	100	18	20	360.00	UT	5.00	5.00	100	2006	2006	3	100	1,800	
3	0252	LEAN-TO W/	0	100	10	20	200.00	UT	3.00	3.00	100	2006	2006	3	100	600	
4	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
5	0252	LEAN-TO W/	0	100	10	20	200.00	UT	3.00	3.00	100	2006	2006	3	100	600	
6	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	300	
7	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	300	
8	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	500	
9	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	600	
10	0030	BARN,MT	0	100	0	0	1.00	UT	8,000.00	8,000.00	100	2025	2024		100	8,000	

TOTAL OB/XF 22,200

LAND DESCRIPTION

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		A-1	0.00	0.00	8.06	AC		1.00	1.00	1.00	9,000.00	9,000.00	72,540							
2	0000	C	VAC RES	100		A-1	0.00	0.00	2.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	18,000							

REVIEW DATE 02/12/2024 BY JB Total Acres: 10.06 Total Land Value: 90,540 Market: 0 Agricultural: 0 Common: 90,540 PRINTED 11/18/2025 BY SYS