

COMM NE COR OF SE1/4 OF NE1/4, S
POB, W 301.32 FT, S 325.04 FT, E
LINE OF SEC, N 326.03 FT TO POB,

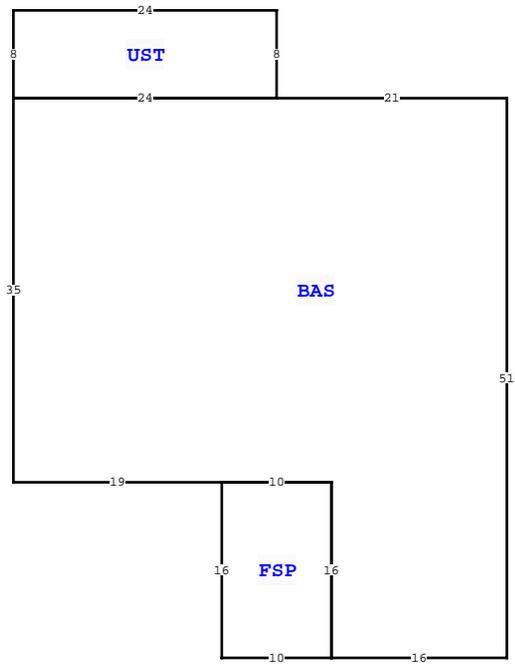
MABBITT KENT ALLEN/MABBITT MARY ELLIOTT
203 SW CABLE WAY
LAKE CITY, FL 32024

2026

05-4S-16-02773-015


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	04	SINGLE SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	01	MINIMUM	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
Frame	01	NONE	100
Stories	1.	1.	100
Architectual	05	CONV	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	5416.0200	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,831	100	
FSP	160	40	
UST	192	45	
TOTALS	2,183		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 2023		199,724	1973	1973	0	0	35.00	65.00
Heated Area: 1831 HX Base Yr 2023											



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE		129,821	
TOTAL MARKET OB/XF VALUE		3,596	
TOTAL LAND VALUE - MARKET		26,880	
TOTAL MARKET VALUE		160,297	
SOH/AGL Deduction		15,751	
ASSESSED VALUE		144,546	
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE		93,135	
TOTAL JUST VALUE		160,297	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		160,297	

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	Q	I	05	150,000
GRANTOR: FLORIDA HOLDINGS TRUS						
GRANTEE: MABBITT KENT ALLEN						
1465/52	4/22/2022	WD U	U	I	11	100
GRANTOR: AULT KENNETH E						
GRANTEE: FLORIDA HOLDINGS TR						

EXTRA FEATURES		203 SW CABLE WAY, LAKE CITY															
L N	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	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	700	
2	0294	SHED WOOD/	0	100	11	12	132.00	UT	3.00	3.00	100	1993	1993	3	100	396	
3	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	2,500	

LAND DESCRIPTION		TOTAL OB/XF 3,596																						
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	0100	C	SFR	100		RSF/M	25.00	301.00	2.24	AC		1.00	1.00	1.00	12,000.00	12,000.00	26,880							

REVIEW DATE		BY		Total Acres: 2.24		Total Land Value: 26,880		Market: 0		Agricultural: 0		Common: 26,880		PRINTED 03/25/2026 BY SYS	
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