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

2027

05-4S-16-02773-015

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
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

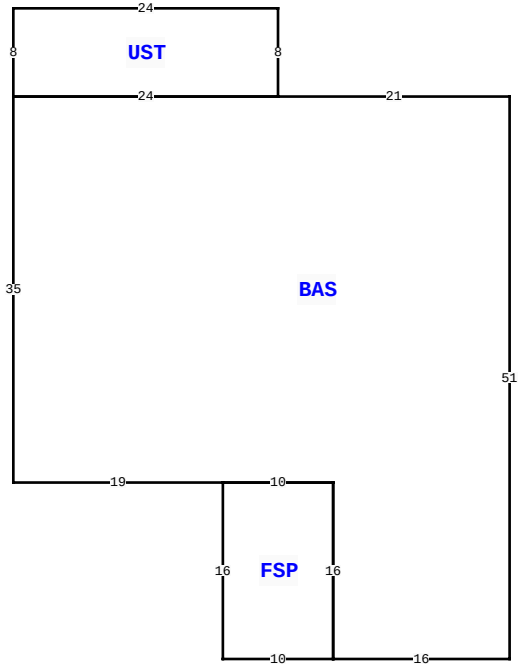
NEIGHBORHOOD/LOC 5416.0200 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,831	100		1,831	117,849
FSP	160	40		64	4,119
UST	192	45		86	5,535
TOTALS	2,183			1,981	127,503

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,981	90.0160	99.02	196,159	1973	1973	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2023 Heated Area: 1831 HX Base Yr 2023



203 SW CABLE WAY, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/20/2026 MLU
INC DATE		AG DATE	

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	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	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		127,503
TOTAL MARKET OB/XF VALUE		3,596
TOTAL LAND VALUE - MARKET		31,360
TOTAL MARKET VALUE		162,459
SOH/AGL Deduction		13,577
ASSESSED VALUE		148,882
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		97,471
TOTAL JUST VALUE		162,459
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		164,777

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

BAS= W21 UST= N8 W24 S8 E24$ W24 S35 E19 FSP= S16 E10 N16 W10$ E10 S16 E16 N51$.

LAND DESCRIPTION

TOTAL OB/XF 3,596

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	0100	C	SFR	100		RSF/MB	325.00	301.00	2.24	AC		1.00	1.00	1.00	14,000.00	14,000.00	31,360							

REVIEW DATE 09/27/2023 BY JB Total Acres: 2.24 Total Land Value: 31,360 Market: 0 Agricultural: 0 Common: 31,360 PRINTED 11/17/2026 BY SYS