

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

MATHEWS CYNTHIA  
 163 SW CABLE WAY  
 LAKE CITY, FL 32024

**2026**

05-4S-16-02773-016

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	04	PLYWOOD	100
Interior Floor	14	CARPET	90
Interior Floor	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
BAS	90	100	
BAS	100	100	
BAS	225	100	
BAS	528	100	
BAS	616	100	
FEP	171	85	
TOTALS	1,730		1,704

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
1	SFR/MH CON	100%	2002									
				Heated Area: 1559				HX Base Yr 2002				

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
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			37,860
ASSESSED VALUE			42,792
TOTAL EXEMPTION VALUE	HX HB		25,000
BASE TAXABLE VALUE			17,792
TOTAL JUST VALUE			80,652
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			80,652

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	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:

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

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

LAND DESCRIPTION												TOTAL OB/XF												
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	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							