NE DIV: BEG SE COR OF BLOCK 7,
RUN N ALONG W R/W LINE OF
ABERDEEN ST 90.74 FT, W 100.01

DACE VELMA
610 NE ABERDEEN AVE
LAKE CITY, FL 32055

2026

00-00-00-10846-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

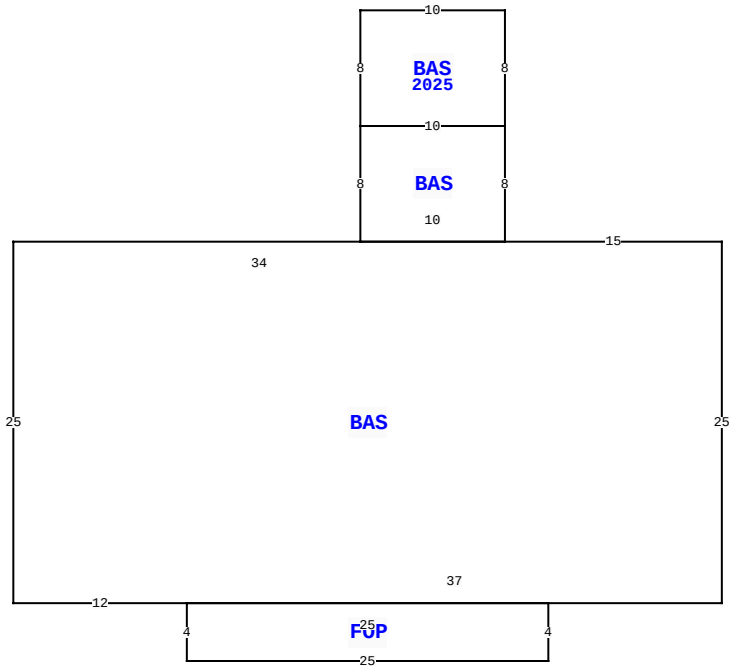
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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 07
NEIGHBORHOOD/LOC	810317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	80	100		80	6,439
BAS	1,225	100		1,225	98,592
BAS	80	100	2025	80	6,439
FOP	100	30		30	2,414
TOTALS	1,485			1,415	113,884

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,415	117.8000	131.94	186,695	1996	1996	10	0	0	29.00	61.00

1 SINGLE FAM 100% - 1997 Heated Area: 1385 HX Base Yr 1997



610 NE ABERDEEN AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		113,884
TOTAL MARKET OB/XF VALUE		1,794
TOTAL LAND VALUE - MARKET		5,100
TOTAL MARKET VALUE		120,778
SOH/AGL Deduction		31,258
ASSESSED VALUE		89,520
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		38,798
TOTAL JUST VALUE		120,778
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		122,645

SALE:2:1: PART BLK 7 NE DIV OF CITY

SALE:1:1: FAMILY

PERMIT NUM	DESCRIPTION	AMT	ISSUED
737	SFR	182	06/06/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0816/1873	1/23/1996	WD	Q	V	03	0
GRANTOR: ROBERT L & JANIE DACE						
GRANTEE: VELMA DACE						
0770/1579	2/02/1993	WD	Q	V		3,300
GRANTOR: GREEN-MURRAY						
GRANTEE: ROBERT L DACE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W15 W34 S25 E12 E37 N25 $
FOP=[ORIG=-37,25] S4 E25 N4 W25 $
BAS=[ORIG=-15,0] N8 W10 S8 E10 $
BAS=[YR=2025;ORIG=-25,-16] E10 S8 W10 N8 $
.

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	0294	SHED WOOD/	0	100	10	16	1.00	UT	1,200.00	1,200.00	50	1996	1996	3	50	600	
2	0166	CONC,PAVMT	0	100	0	0	396.00	UT	1.50	1.50	100	1996	1996	3	100	594	
3	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	600	

LAND DESCRIPTION

TOTAL OB/XF 1,794

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-1	100.00	102.00	10,200.00	SF		1.00	1.00	1.00	0.50	0.50	5,100							

REVIEW DATE 10/17/2024 BY HC Total Acres: 0.23 Total Land Value: 5,100 Market: 0 Agricultural: 0 Common: 5,100 PRINTED 10/10/2025 BY SYS