NE DIV: BEG SW COR, RUN N 52.5 F
S 52.5 FT, W 105 FT TO POB. (BLO

RENTZ AUGUSTA/RENTZ LAKESHA R
5370 SW CR 242
LAKE CITY, FL 32024

2026

00-00-00-10885-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

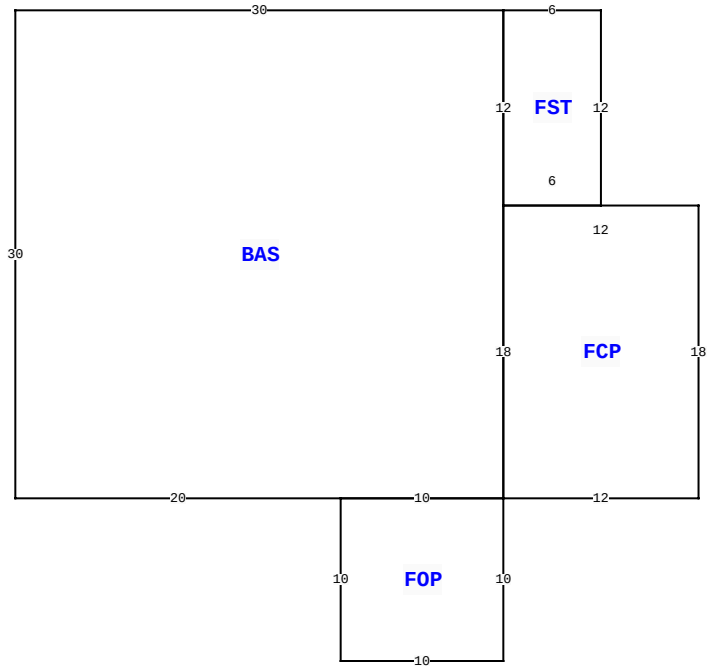
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	03	PLASTER 100
Interior Floo	06	VINYL ASB 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	01	01
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	900	100		900	45,357
FCP	216	25		54	2,721
FOP	100	30		30	1,512
FST	72	55		40	2,016
TOTALS	1,288			1,024	51,606

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,024	81.8100	91.63	93,829	1960	1965	10	0	0	35.00	55.00

1 SINGLE FAM 0% - 0 Heated Area: 900 HX Base Yr



643 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	51,606
TOTAL MARKET OB/XF VALUE	500
TOTAL LAND VALUE - MARKET	2,601
TOTAL MARKET VALUE	54,707
SOH/AGL Deduction	0
ASSESSED VALUE	54,707
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	54,707
TOTAL JUST VALUE	54,707
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	54,707

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0848/1257	11/06/1997	WD	Q	I		25,000

GRANTOR: BRADLEY

GRANTEE: RENTZ

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W30 S30 E20 FOP= S10 E10 N10 W10$ E10 FCP= E12 N18W12 S18$ N18 FST= E6 N12 W6 S12$ N12$.

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	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
2	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 500

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	0		*RSF	-351.00	102.00	5,202.00	SF		1.00	1.00	1.00	0.50	0.50	2,601							

REVIEW DATE 10/21/2015 BY DF Total Acres: 0.12 Total Land Value: 2,601 Market: 0 Agricultural: 0 Common: 2,601 PRINTED 10/17/2025 BY SYS