NE DIV: COMM NE COR BLOCK 13, RU
52.5 FT FOR POB, RUN S 105.0 FT,
105.0 FT, W 105 FT TO POB. (BEIN

MCWHITE SHA'RON C/YASHEA SAUDIA
8350 SANDBERRY BLVD
ORLANDO, FL 32819

**2026**

**00-00-00-10886-000**

## COLUMBIA COUNTY PROPERTY



## BUILDING CHARACTERISTICS

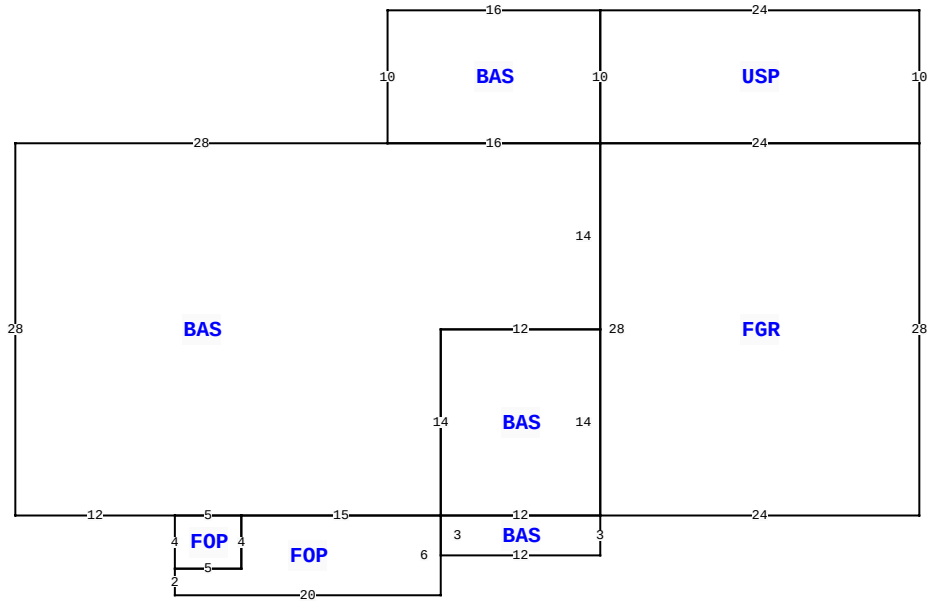
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 04 | SINGLE SID 50 |
| Exterior Wall | 19 | COMMON BRK 50 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 08 | SHT VINYL 10 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 1.5 100 |
| 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 | 36 | 100 | | 36 | 1,924 |
| BAS | 160 | 100 | | 160 | 8,549 |
| BAS | 168 | 100 | | 168 | 8,977 |
| BAS | 1,064 | 100 | | 1,064 | 56,853 |
| FGR | 672 | 55 | | 370 | 19,770 |
| FOP | 20 | 30 | | 6 | 320 |
| FOP | 100 | 30 | | 30 | 1,603 |
| USP | 240 | 35 | | 84 | 4,488 |
| TOTALS | 2,460 | | | 1,918 | 102,484 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,918 | 106.0210 | 118.74 | 227,743 | 1960 | 1960 | 20 | 0 | 0 | 35.00 | 45.00 |

1 SINGLE FAM 0% - 2023 Heated Area: 1428 HX Base Yr




659 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 | 102,484 |
| TOTAL MARKET OB/XF VALUE | 800 |
| TOTAL LAND VALUE - MARKET | 4,961 |
| TOTAL MARKET VALUE | 108,245 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 108,245 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 108,245 |
| TOTAL JUST VALUE | 108,245 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 108,245 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 00437 | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1471/1413 | 7/13/2022 | QC | U | I | 11 | 100 |
| GRANTOR: MCWHITE SHA'RON C | | | | | | |
| GRANTEE: MCWHITE SHA'RON C | | | | | | |
| 1462/2168 | 3/28/2022 | PB | U | I | 18 | 0 |
| GRANTOR: CLERK OF COURT | | | | | | |
| GRANTEE: COOLEY TAYLOR | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W28 S28 E12 FOP= S4 E5 N4 W5$ E5 FOP= S4 W5 S2 E20 N6 W15$ E15 BAS= S3 E12 N3 W12$ BAS= E12 FGR= E24 N28 W24 S28$ N14 W12 S14$ N14 E12 N14 USP= E24 N10 W24 S10$ BAS= N10 W16 S10 E16$ W16$.

## 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 | 0166 | CONC,PAVMT | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 0 | 0 | 3 | 100 | 700 | |
| 2 | 0120 | CLFENCE 4 | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2015 | 2015 | 3 | 100 | 100 | |

## LAND DESCRIPTION

TOTAL OB/XF 800

| L N | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T | 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-1 | 105.00 | 105.00 | 11,025.00 | SF | | 1.00 | 1.00 | 0.90 | 0.50 | 0.45 | 4,961 | | | | | | | |

REVIEW DATE 10/21/2015 BY DF Total Acres: 0.25 Total Land Value: 4,961 Market: 0 Agricultural: 0 Common: 4,961 PRINTED 10/17/2025 BY SYS