NE DIV: SE1/4 BLOCK 34 EX RD R/W

ORB 401-482, 848-1390,

ALLEN JULIA MAE
740 NE ABERDEEN AVE
LAKE CITY, FL 32055

2026

00-00-00-10937-000

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		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	05	05

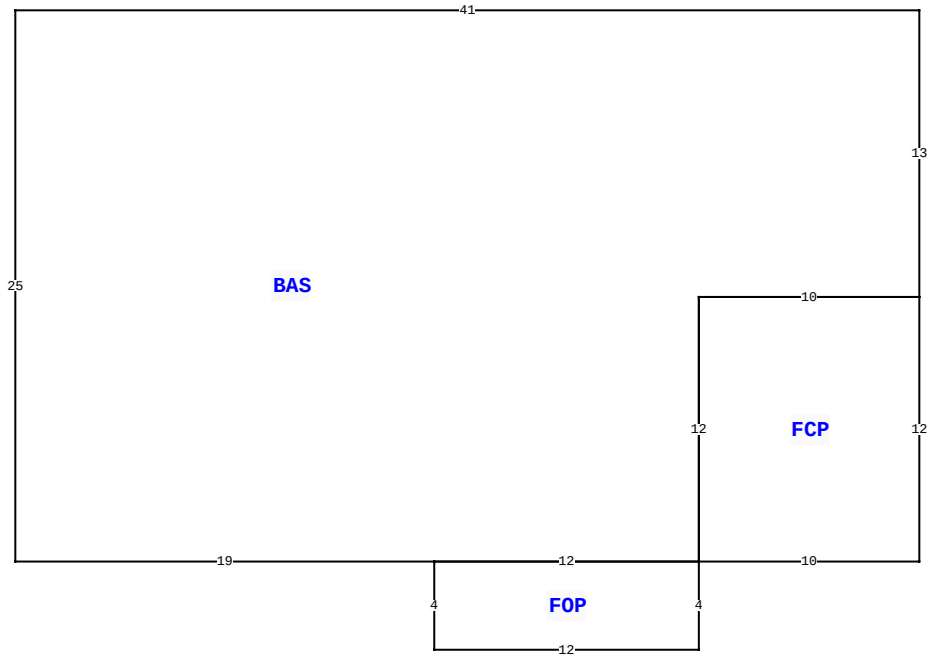
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	07
NEIGHBORHOOD/LOC	810317.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	905	100		905	76,902
FCP	120	25		30	2,549
FOP	48	30		14	1,189
TOTALS	1,073			949	80,641

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	949	120.4320	134.88	128,001	1998	1998	10	0	0	27.00	63.00

1 SINGLE FAM 100% - 2000 Heated Area: 905 HX Base Yr 2000



740 NE ABERDEEN AVE, LAKE CITY

BLD DATE	07/20/1998	MO	LGL DATE
XF DATE	07/20/1998	MO	LAND DATE
INC DATE			AG DATE

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		80,641
TOTAL MARKET OB/XF VALUE		980
TOTAL LAND VALUE - MARKET		2,400
TOTAL MARKET VALUE		84,021
SOH/AGL Deduction		21,220
ASSESSED VALUE		62,801
TOTAL EXEMPTION VALUE	HX HB SX	62,801
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		84,021
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		85,301

PERMIT NUM	DESCRIPTION	AMT	ISSUED
426	MAINT/ALTR	50	08/20/2012
1134	SFR	145	12/23/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0848/1390	11/06/1997	WD	Q	V		4,500

GRANTOR: RIVERS

GRANTEE: ALLEN

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W41 S25 E19 FOP= S4 E12 N4 W12$ E12 FCP= E10 N12 W10 S12$ N12 E10 N13$.

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	10	22	220.00	UT	1.50	1.50	100	1998	1998	3	100	330	
2	0296	SHED METAL	0	100	10	12	120.00	UT	5.00	5.00	100	1998	1998	3	100	600	
3	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	50	

LAND DESCRIPTION

TOTAL OB/XF 980

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	-348.00	100.00	4,800.00	SF		1.00	1.00	1.00	0.50	0.50	2,400							

REVIEW DATE 09/20/2011 BY DF Total Acres: 0.11 Total Land Value: 2,400 Market: 0 Agricultural: 0 Common: 2,400 PRINTED 11/07/2025 BY SYS