NE DIV: E1/2 BLOCK 8 MCELROYS S/
767-1352, 792-882, DC 1206-1318,

GEORGE BERNARD/SMITH VELMA J
1038 NE ABERDEEN AVE
LAKE CITY, FL 32025

2026

00-00-00-11076-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

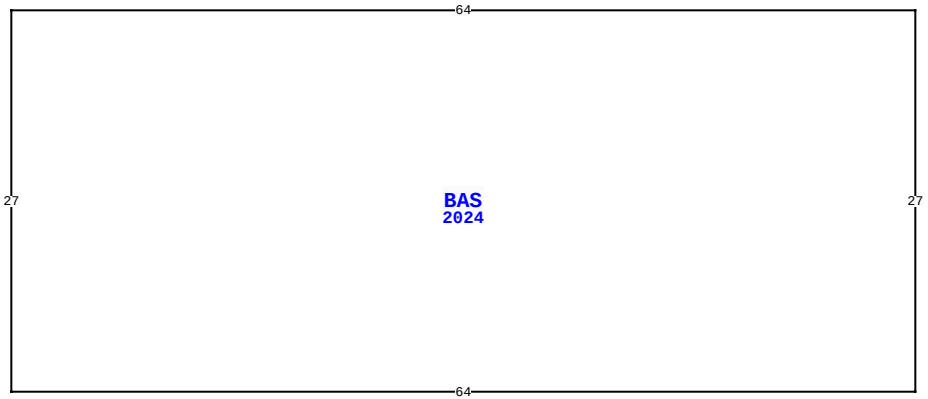
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
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	1,728	100	2024	1,728	47,900
TOTALS	1,728			1,728	47,900

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,728	115.5000	69.30	119,750	1994	1994	0	0	0	60.00	40.00

1 MOBILE HME 0% - 2024 Heated Area: 1728 HX Base Yr



1038 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	47,900
TOTAL MARKET OB/XF VALUE	400
TOTAL LAND VALUE - MARKET	7,500
TOTAL MARKET VALUE	55,800
SOH/AGL Deduction	0
ASSESSED VALUE	55,800
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	55,800
TOTAL JUST VALUE	55,800
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	55,800

PERMIT NUM	DESCRIPTION	AMT	ISSUED
00289	M H	649	05/21/2019
1894	M H	25	08/21/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1503/1806	11/18/2023	WD	U	I	11	100
GRANTOR: GEORGE BERNARD						
GRANTEE: GEORGE BERNARD						
1488/422	4/11/2023	WD	Q	I	01	55,000
GRANTOR: WILLIAMS GLENN JR						
GRANTEE: GEORGE BERNARD						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=16,17] E64 S27 W64 N27 $
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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	0	0	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	400	

LAND DESCRIPTION

TOTAL OB/XF 400

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	0200	C	MBL HM	0		*RSF	-3 0.00	100.00	15,000.00	SF		1.00	1.00	1.00	0.50	0.50	7,500							

REVIEW DATE 12/29/2023 BY JB Total Acres: 0.34 Total Land Value: 7,500 Market: 0 Agricultural: 0 Common: 7,500 PRINTED 11/20/2025 BY SYS