N DIV: ALL EX E 262.5 FT OF
BLOCK C-4 BARFIELDS S/D.

PORTEE LAKASIA LAFAY
596 NE ABERDEEN AVE
LAKE CITY, FL 32055

2025

00-00-00-11744-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

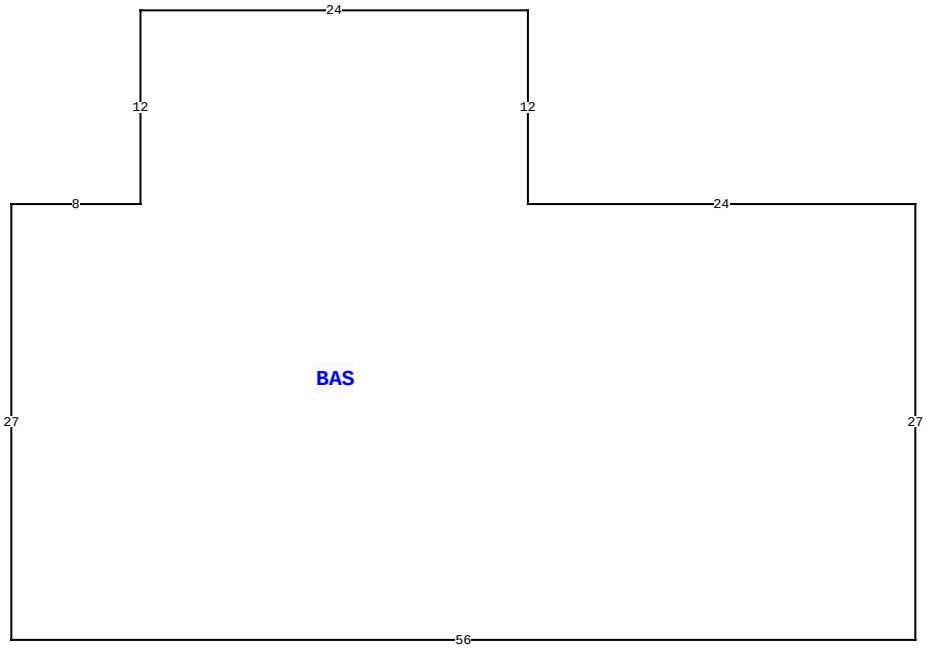
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 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	830317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,800	100		1,800	89,772
TOTALS	1,800			1,800	89,772

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,800	117.9000	110.83	199,494	1994	1994	10	0	0	45.00	45.00

1 MANUF 1 – 100% - 2001 Heated Area: 1800 HX Base Yr 2001



596 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		89,772
TOTAL MARKET OB/XF VALUE		1,500
TOTAL LAND VALUE - MARKET		5,880
TOTAL MARKET VALUE		97,152
SOH/AGL Deduction		51,847
ASSESSED VALUE		45,305
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		20,305
TOTAL JUST VALUE		97,152
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		90,462

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1694	M H	25	12/15/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0888/0126	9/13/1999	WD	Q	V		4,000

GRANTOR: GREEN, GREEN & MURRY

GRANTEE: L PORTEE

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W24 N12 W24 S12 W8 S27 E56 N27$.

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2000	2000	3	100	1,200	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	300	

LAND DESCRIPTION

TOTAL OB/XF 1,500

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	0200	C	MBL HM	100		*RSF-1	100.00	245.00	24,500.00	SF		1.00	1.00	0.48	0.50	0.24	5,880							

REVIEW DATE 10/15/2015 BY DF Total Acres: 0.56 Total Land Value: 5,880 Market: 0 Agricultural: 0 Common: 5,880 PRINTED 05/21/2025 BY SYS