E DIV: LOT 39 EX THE S 15 FT LAK
30-52, 37-192, 37-197,40-455, 54

ABERNATHY DEANNA S
612 NE LAKE DR
LAKE CITY, FL 32055

**2026**

**00-00-00-13170-000**

## COLUMBIA COUNTY PROPERTY



## BUILDING CHARACTERISTICS

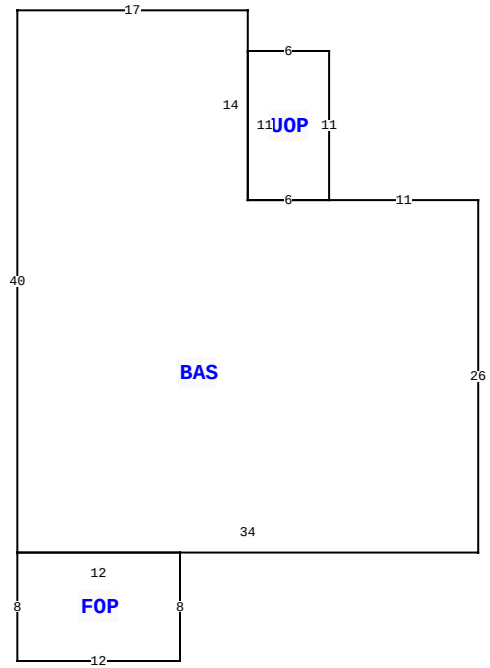
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 03 | BELOW AVG. 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 12 | HARDWOOD 10 |
| Air Condition | 03 | CENTRAL 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 06 |
| NEIGHBORHOOD/LOC | 32317.130 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,122 | 100 | | 1,122 | 79,340 |
| FOP | 96 | 30 | | 29 | 2,051 |
| UOP | 66 | 20 | | 13 | 919 |
| TOTALS | 1,284 | | | 1,164 | 82,311 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,164 | 97.1360 | 108.79 | 126,632 | 1943 | 1980 | 0 | 0 | 0 | 35.00 | 65.00 |

1 SINGLE FAM 100% - 2003 Heated Area: 1122 HX Base Yr 2003




612 NE LAKE DR, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 04/27/2022 MLU |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 1 | Tax Dist: | |
| BUILDING MARKET VALUE | | 82,311 |
| TOTAL MARKET OB/XF VALUE | | 1,300 |
| TOTAL LAND VALUE - MARKET | | 5,225 |
| TOTAL MARKET VALUE | | 88,836 |
| SOH/AGL Deduction | | 39,472 |
| ASSESSED VALUE | | 49,364 |
| TOTAL EXEMPTION VALUE | HX HB | 25,000 |
| BASE TAXABLE VALUE | | 24,364 |
| TOTAL JUST VALUE | | 88,836 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 88,836 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 000044620 | Roof Replacement | 9,350 | 06/06/2022 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1150/0115 | 5/02/2008 | QC | Q | I | 01 | 100 |
| GRANTOR: JMAES TRAVIS ABERNATH | | | | | | |
| GRANTEE: JAMES TRAVIS ABERNA | | | | | | |
| 1150/0114 | 5/02/2008 | WD | Q | I | 04 | 39,200 |
| GRANTOR: WILLIAM L JR & LINDA | | | | | | |
| GRANTEE: JAMES TRAVIS ABERNA | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W11 UOP= N11 W6 S11 E6$W6 N14 W17 S40 FOP= S8 E12 N8W12$ E34 N26$.

## 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 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 0 | 0 | 3 | 100 | 100 | |
| 2 | 0294 | SHED WOOD/ | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 1993 | 1993 | 3 | 100 | 400 | |
| 3 | 0166 | CONC,PAVMT | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2011 | 2011 | 3 | 100 | 800 | |

## LAND DESCRIPTION

TOTAL OB/XF 1,300

| 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 | -350.00 | 110.00 | 5,500.00 | SF | | 1.00 | 1.00 | 1.00 | 0.95 | 0.95 | 5,225 | | | | | | | |

REVIEW DATE 10/24/2016 BY DF Total Acres: 0.13 Total Land Value: 5,225 Market: 0 Agricultural: 0 Common: 5,225 PRINTED 10/09/2025 BY SYS