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

2027

00-00-00-10886-000

BUILDING CHARACTERISTICS

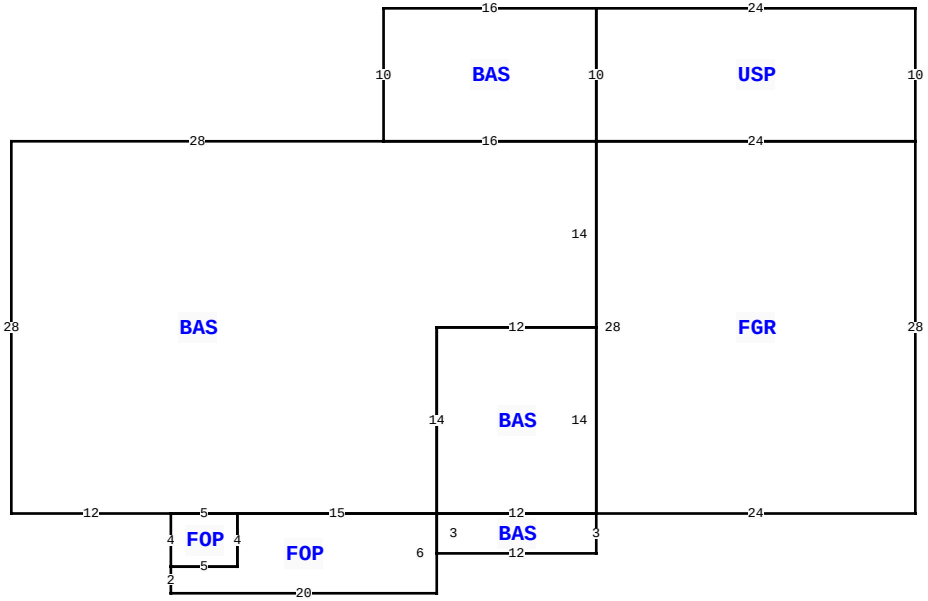
ELEMENT	CD	CONSTRUCTION
Exterior Wall	04	SINGLE SID 50
Exterior Wall	19	COMMON BRK 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,889
BAS	160	100		160	8,397
BAS	168	100		168	8,816
BAS	1,064	100		1,064	55,838
FGR	672	55		370	19,417
FOP	20	30		6	315
FOP	100	30		30	1,575
USP	240	35		84	4,408
TOTALS	2,460			1,918	100,655

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	116.62	223,677	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	

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	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	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	100,655
TOTAL MARKET OB/XF VALUE	800
TOTAL LAND VALUE - MARKET	4,961
TOTAL MARKET VALUE	106,416
SOH/AGL Deduction	0
ASSESSED VALUE	106,416
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	106,416
TOTAL JUST VALUE	106,416
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$.

LAND DESCRIPTION

TOTAL OB/XF 800

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	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 11/18/2026 BY SYS