

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

2026

00-00-00-10886-000



ELEMENT	CD	CONSTRUCTION
Exterior Wall	04	SINGLE SID 50
Exterior Wall	19	COMMON BRK 50
Roof Structure	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 90
Interior Floor	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

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	120.86	231,809	1960	1960	20	0	35.00	45.00

1 SINGLE FAM 0% - 2023 Heated Area: 1428 HX Base Yr

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1
VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE	104,314	
TOTAL MARKET OB/XF VALUE	800	
TOTAL LAND VALUE - MARKET	4,961	
TOTAL MARKET VALUE	110,075	
SOH/AGL Deduction	0	
ASSESSED VALUE	110,075	
TOTAL EXEMPTION VALUE	0	
BASE TAXABLE VALUE	110,075	
TOTAL JUST VALUE	110,075	
NCON VALUE	0	
INCOME VALUE	0	
PREVIOUS YEAR MKT VALUE	108,245	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	36	100		36	1,958
BAS	160	100		160	8,702
BAS	168	100		168	9,137
BAS	1,064	100		1,064	57,868
FGR	672	55		370	20,123
FOP	20	30		6	326
FOP	100	30		30	1,632
USP	240	35		84	4,568
TOTALS	2,460			1,918	104,314

659 NE ABERDEEN AVE, LAKE CITY

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						

L N	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	1.00	UT	0.00	0.00	100	0	0	3	100	700	
2	0120	CLFENCE	4	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	100	

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

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																						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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-	105.00	105.00	11,025.00	SF		1.00	1.00	0.90	0.50	0.45	4,961							