

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
VALUATION SUMMARY PAGE 1 of 1

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Exterior Wall	00	N/A	0
Roof Structure	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	08	SHT VINYL	50
Interior Floor	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
BAS	1,728	100	2024
TOTALS	1,728		1,728
			50,292

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	MOBILE HME	0%	- 2024		Heated Area: 1728					HX Base Yr	

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	1
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE			50,292
TOTAL MARKET OB/XF VALUE			400
TOTAL LAND VALUE - MARKET			7,500
TOTAL MARKET VALUE			58,192
SOH/AGL Deduction			2,148
ASSESSED VALUE			56,044
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			56,044
TOTAL JUST VALUE			58,192
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						

EXTRA FEATURES															
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	0		0.00	100	2004	2004	3	100	400	

TOTAL OB/XF										400					
1038 NE ABERDEEN AVE, LAKE CITY															

BUILDING NOTES															

BUILDING DIMENSIONS															
BAS=[YR=2024;ORIG=16,17] E64 S27 W64 N27 \$															

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	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							