

NE DIV: BEG 50 FT S OF NE COR, R  
S 55 FT, E 105 FT, N 55 FT TO PO  
MCELROYS S/D).

DOAR RINAT  
914 NE ABERDEEN AVE  
LAKE CITY, FL 32055

**2026**

00-00-00-11120-000  
00-00-00-11120-000

BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION				TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY									
																	<b>VALUATION BY</b> Tax Group: 1 Tax Dist: STANDARD <b>BUILDING MARKET VALUE</b> 0 <b>TOTAL MARKET OB/XF VALUE</b> 250 <b>TOTAL LAND VALUE - MARKET</b> 2,888 <b>TOTAL MARKET VALUE</b> 3,138 SOH/AGL Deduction 0 <b>ASSESSED VALUE</b> 3,138 <b>TOTAL EXEMPTION VALUE</b> 0 <b>BASE TAXABLE VALUE</b> 3,138 <b>TOTAL JUST VALUE</b> 3,138 <b>NCON VALUE</b> 0 <b>INCOME VALUE</b> <b>PREVIOUS YEAR MKT VALUE</b> 3,138										
DOR CODE 0700 MISC IMPROVED																	PERMIT NUM				DESCRIPTION		AMT		ISSUED		
MAP NUM																											
NEIGHBORHOOD/LOC 810317.00 1.00/																											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																						
TOTALS																											
EXTRA FEATURES						914 NE ABERDEEN AVE, LAKE CITY																					
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	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	200											
2	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	50											

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
1390/2400	8/09/2019	QC	U	I	11	6,200			
GRANTOR: LAND CENTRURY LLC									
GRANTEE: RINAT DOAR									
1386/2060	6/17/2019	QC	U	I	11	5,000			
GRANTOR: 5T WEALTH PARTNERS LP									
GRANTEE: LAND CENTURY LLC									
BUILDING NOTES									
BUILDING DIMENSIONS									

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	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0700	C	MISC RES	0		*RSF	355.00	105.00	5,775.00	SF		1.00	1.00	1.00	0.50	0.50	2,888							