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

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0700	MISC IMPROVED	
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
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

914 NE ABERDEEN AVE, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	250
TOTAL LAND VALUE - MARKET	2,888
TOTAL MARKET VALUE	3,138
SOH/AGL Deduction	0
ASSESSED VALUE	3,138
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	3,138
TOTAL JUST VALUE	3,138
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	3,138

PERMIT NUM	DESCRIPTION	AMT	ISSUED

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

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	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	

LAND DESCRIPTION

TOTAL OB/XF 250

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	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							

REVIEW DATE 12/28/2021 BY TW Total Acres: 0.13 Total Land Value: 2,888 Market: 0 Agricultural: 0 Common: 2,888 PRINTED 04/30/2026 BY SYS