E DIV: LOT 39 EX THE S 15 FT LAK
30-52, 37-192, 37-197,40-455, 54

ABERNATHY DEANNA S
612 NE LAKE DR
LAKE CITY, FL 32055

2027

00-00-00-13170-000

BUILDING CHARACTERISTICS

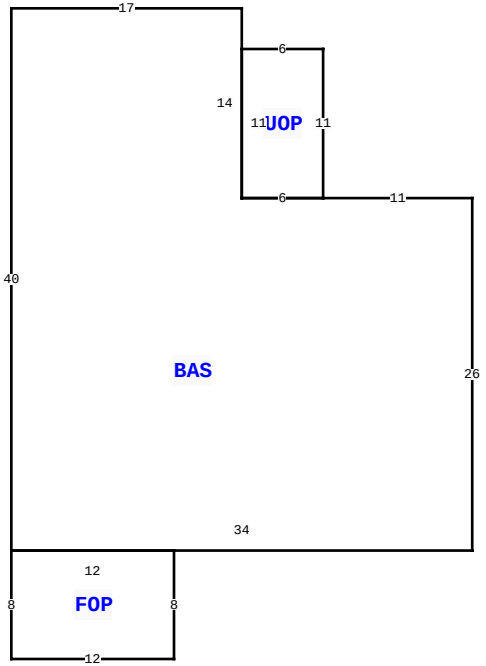
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	12	HARDWOOD 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	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 06
NEIGHBORHOOD/LOC	32317.130	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,122	100		1,122	77,926
FOP	96	30		29	2,014
UOP	66	20		13	903
TOTALS	1,284			1,164	80,842

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,164	97.1360	106.85	124,373	1943	1980	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2003 Heated Area: 1122 HX Base Yr 2003



612 NE LAKE DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
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	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	100	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	400	
3	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	800	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	80,842
TOTAL MARKET OB/XF VALUE	1,300
TOTAL LAND VALUE - MARKET	8,250
TOTAL MARKET VALUE	90,392
SOH/AGL Deduction	39,695
ASSESSED VALUE	50,697
TOTAL EXEMPTION VALUE	HX HB 25,697
BASE TAXABLE VALUE	25,000
TOTAL JUST VALUE	90,392
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	91,861

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044620	Roof Replacement	9,350	06/06/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1150/0115	5/02/2008	QC	Q	I	01	100
GRANTOR: JMAES TRAVIS ABERNATH						
GRANTEE: JAMES TRAVIS ABERNA						
1150/0114	5/02/2008	WD	Q	I	04	39,200
GRANTOR: WILLIAM L JR & LINDA						
GRANTEE: JAMES TRAVIS ABERNA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W11 UOP= N11 W6 S11 E6$W6 N14 W17 S40 FOP= S8 E12 N8W12$ E34 N26$.

LAND DESCRIPTION

TOTAL OB/XF 1,300

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	100		*RSF	-350.00	110.00	5,500.00	SF		1.00	1.00	1.00	1.50	1.50	8,250							

REVIEW DATE 10/24/2016 BY DF Total Acres: 0.13 Total Land Value: 8,250 Market: 0 Agricultural: 0 Common: 8,250 PRINTED 11/17/2026 BY SYS