NE DIV S1/2 OF SW1/4 BLOCK 21
MCELROYS S/D.

MONROE DAVID O M/MURPHY LOUISE
945 NE ABERDEEN AVE
LAKE CITY, FL 32055

2026

00-00-00-11106-000

BUILDING CHARACTERISTICS

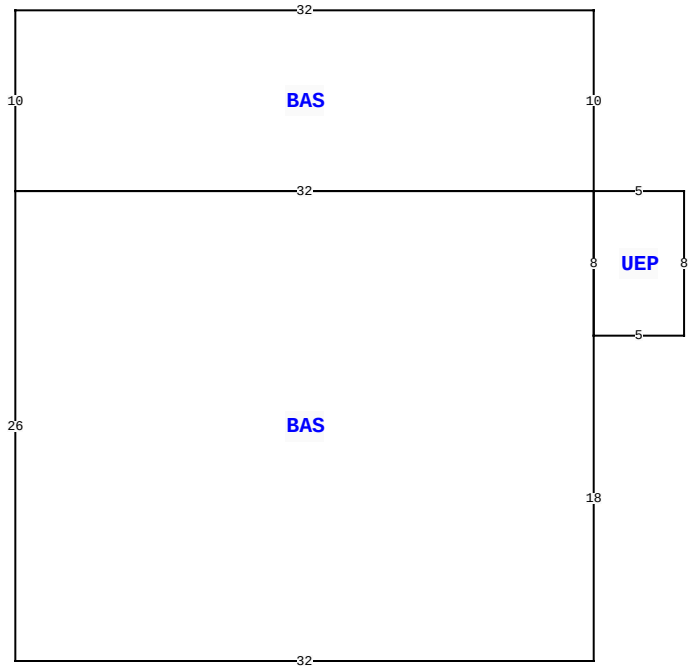
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	09	PINE WOOD 100
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 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 07
NEIGHBORHOOD/LOC	810317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	320	100		320	17,343
BAS	832	100		832	45,092
UEP	40	60		24	1,301
TOTALS	1,192			1,176	63,736

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,176	87.9800	98.54	115,883	1950	1950	10	0	0	35.00	55.00

1 SINGLE FAM 100% - 0 Heated Area: 1152 HX Base Yr



945 NE ABERDEEN AVE, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		63,736
TOTAL MARKET OB/XF VALUE		400
TOTAL LAND VALUE - MARKET		2,888
TOTAL MARKET VALUE		67,024
SOH/AGL Deduction		44,760
ASSESSED VALUE		22,264
TOTAL EXEMPTION VALUE	HX HB	22,264
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		67,024
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		67,024

PERMIT NUM	DESCRIPTION	AMT	ISSUED
198	ADDN SFR	0	04/04/2019
62	MAINT/ALTR	0	02/09/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0381/0015	12/01/1971	03	Q	I		4,500

GRANTOR:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W32 S26 E32 N18 UEP= E5 N8 W5 S8$ N8 BAS= N10 W32 S10 E32$.

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	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	50	
2	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	50	
3	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	300	

LAND DESCRIPTION

TOTAL OB/XF 400

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	-3 5.00	105.00	5,775.00	SF		1.00	1.00	1.00	0.50	0.50	2,888							

REVIEW DATE 08/28/2018 BY HC Total Acres: 0.13 Total Land Value: 2,888 Market: 0 Agricultural: 0 Common: 2,888 PRINTED 11/21/2025 BY SYS