NE DIV: COMM NE COR BLOCK 29, R
POB, CONT S 60 FT, W 90 FT, N 60
POB. BLOCK 29 MCELROYS S/D.

MORGAN PATRICIA J
906 NE ABERDEEN AVE
LAKE CITY, FL 32055

2026

00-00-00-11119-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

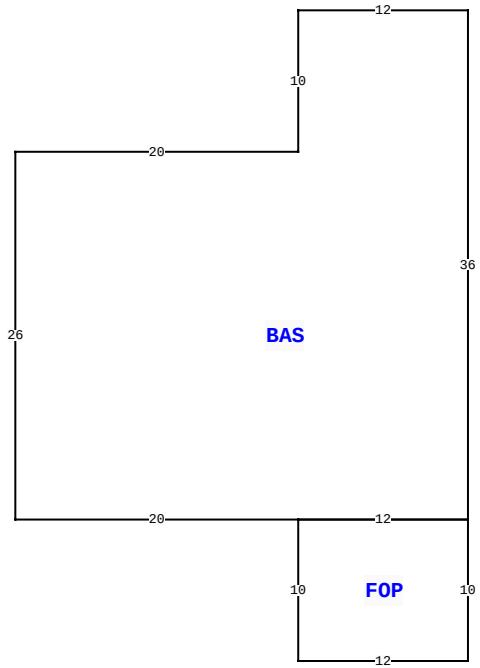
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 100
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
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	952	100		952	124,411
FOP	120	30		36	4,704
TOTALS	1,072			988	129,116

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	988	139.3200	156.04	154,168	1963	2020	10	0	0	6.25	83.75

1 SINGLE FAM 100% - 2022 Heated Area: 952 HX Base Yr 2022



906 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		129,116
TOTAL MARKET OB/XF VALUE		200
TOTAL LAND VALUE - MARKET		3,150
TOTAL MARKET VALUE		132,466
SOH/AGL Deduction		14,684
ASSESSED VALUE		117,782
TOTAL EXEMPTION VALUE	HX HB DX	55,722
BASE TAXABLE VALUE		62,060
TOTAL JUST VALUE		132,466
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		134,393

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1455/1745	12/17/2021	WD	Q	I	01	128,000
GRANTOR: CARTER GREGORY L						
GRANTEE: MORGAN PATRICIA J						
1408/2274	3/20/2020	WD	Q	I	01	24,500
GRANTOR: JC INVESTMENTS GROUP						
GRANTEE: GREGORY L CARTER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W12 S10 W20 S26 E20 FOP= S10 E12 N10 W12$ E12 N36$.

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	100	0	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 200

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	-360.00	105.00	6,300.00	SF		1.00	1.00	1.00	0.50	0.50	3,150							

REVIEW DATE 01/07/2022 BY CP Total Acres: 0.14 Total Land Value: 3,150 Market: 0 Agricultural: 0 Common: 3,150 PRINTED 11/21/2025 BY SYS