NE DIV: 50 FT E & W BY 105 FT N
COR BLK 32 ALSO THE EAST 50 FT O
1/4 OF BLK 32 MCELROYS S/D.

OWENS WALLACE/OWENS ALMA
872 NE ABERDEEN AVE
LAKE CITY, FL 32055

**2026**

**00-00-00-11135-000**

## COLUMBIA COUNTY PROPERTY



## BUILDING CHARACTERISTICS

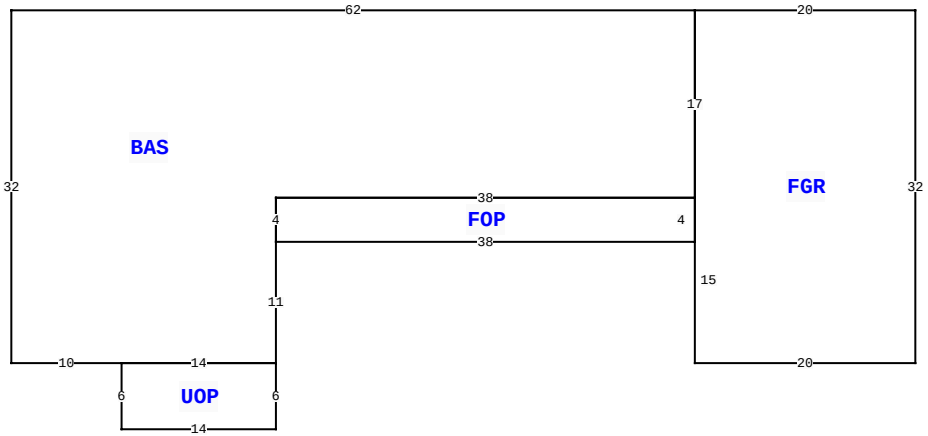
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 17 | MSNRY STUC 70 |
| Exterior Wall | 15 | CONC BLOCK 30 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 06 | VINYL ASB 10 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| 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 | 1,414 | 100 | | 1,414 | 95,774 |
| FGR | 640 | 55 | | 352 | 23,842 |
| FOP | 152 | 30 | | 46 | 3,116 |
| UOP | 84 | 20 | | 17 | 1,152 |
| TOTALS | 2,290 | | | 1,829 | 123,883 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,829 | 109.9560 | 123.15 | 225,241 | 1975 | 1975 | 10 | 0 | 0 | 35.00 | 55.00 |

1 SINGLE FAM 0% - 0 Heated Area: 1414 HX Base Yr




419 NE MORGAN ST, 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 | 123,883 |
| TOTAL MARKET OB/XF VALUE | 600 |
| TOTAL LAND VALUE - MARKET | 5,525 |
| TOTAL MARKET VALUE | 130,008 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 130,008 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 130,008 |
| TOTAL JUST VALUE | 130,008 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 130,008 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 564 | REMODEL | 45 | 11/01/1995 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W62 S32 E10 UOP= S6 E14N6 W14$ E14 N11 FOP= E38 N4 W38 S4$ N4 E38 FGR= S15 E20 N32 W20 S17$ N17$.

## 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 | 0060 | CARPORT F | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2015 | 2015 | 3 | 100 | 600 | |

## LAND DESCRIPTION

TOTAL OB/XF 600

| 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 | 0 | | *RSF | -350.00 | 105.00 | 5,250.00 | SF | | 1.00 | 1.00 | 1.00 | 0.50 | 0.50 | 2,625 | | | | | | | |
| 2 | 0000 | C | VAC RES | 0 | | | 50.00 | 116.00 | 5,800.00 | SF | | 1.00 | 1.00 | 1.00 | 0.50 | 0.50 | 2,900 | | | | | | | |

REVIEW DATE 10/20/2015 BY DF Total Acres: 0.25 Total Land Value: 5,525 Market: 0 Agricultural: 0 Common: 5,525 PRINTED 11/21/2025 BY SYS