NE DIV: SE1/4 BLOCK 20 MCELROYS

CHURCH PROPERTY
948 NE ABERDEEN AVE
LAKE CITY, FL 32055

2026

00-00-00-11104-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

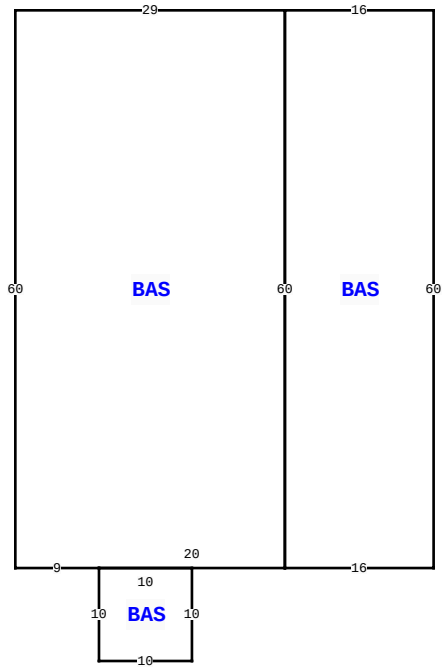
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	12	MODULAR MT 100
Interior Wall	02	WALL BD/WD 80
Interior Wall	05	DRYWALL 20
Interior Floo	06	VINYL ASB 100
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		4 100
Frame	03	MASONRY 100
Story Height		0 100
RMS		4 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	05	05
DOR CODE	7100	CHURCHES-EX
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	100	100		100	3,044
BAS	960	100		960	29,218
BAS	1,740	100		1,740	52,957
TOTALS	2,800			2,800	85,218

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
9100	04	2,800	78.0333	60.87	170,436	1966	1966	0	0	0	50.00	50.00

1 CHURCH 0% - 0 Heated Area: 2800 HX Base Yr



948 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		85,218
TOTAL MARKET OB/XF VALUE		500
TOTAL LAND VALUE - MARKET		5,198
TOTAL MARKET VALUE		90,916
SOH/AGL Deduction		0
ASSESSED VALUE		90,916
TOTAL EXEMPTION VALUE	02	90,916
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		90,916
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		89,824

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1787	CHURCH	313	04/25/2000
010	CHURCH	58,000	11/22/1991

SALES DATA

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

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W29 S60 E9 BAS= S10 E10 N10 W10$ E20 BAS= E16 N60 W16 S60$ N60$.

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	0	0	0	1.00	UT	0.00	0.00	100	2000	2000	3	100	500	

LAND DESCRIPTION

TOTAL OB/XF 500

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	7100	C	CHURCH	0		*RSF-3	110.00	105.00	11,550.00	SF		1.00	1.00	0.90	0.50	0.45	5,198							

REVIEW DATE 10/19/2015 BY DF Total Acres: 0.27 Total Land Value: 5,198 Market: 0 Agricultural: 0 Common: 5,198 PRINTED 04/29/2026 BY SYS