NE DIV: SE1/4 BLOCK 21 MCELROYS

PB 1561-1779

MURPHY SAMUEL ESTATE
C/O LOUISE MURPHY, 945 ABERDEEN AVE
LAKE CITY, FL 32055

2026

00-00-00-11110-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

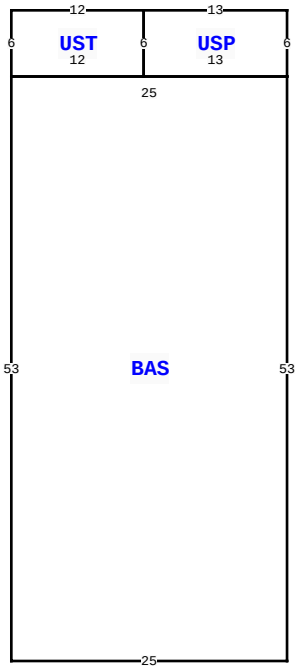
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 90
Exterior Wall	03	BELOW AVG. 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
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	1,325	100		1,325	77,087
USP	78	35		27	1,571
UST	72	45		32	1,862
TOTALS	1,475			1,384	80,520

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,384	92.7900	105.78	146,400	1970	1970	10	0	0	35.00	55.00

2 SINGLE FAM 0% - 0 Heated Area: 1325 HX Base Yr



942 NE CONGRESS 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	80,520
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	5,198
TOTAL MARKET VALUE	85,718
SOH/AGL Deduction	0
ASSESSED VALUE	85,718
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	85,718
TOTAL JUST VALUE	85,718
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	84,302

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1561/1779	2/25/2026	PB	U	I	18	0

GRANTOR: CLERK OF COURT (HUGGI

GRANTEE: MURPHY SAMUEL ESTAT

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W25 S53 E25 N53$ USP= N6 W13 UST= W12 S6 E12 N6$ S6 E13$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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		*RSIE	110.00	105.00	11,550.00	SF		1.00	1.00	0.90	0.50	0.45	5,198							

REVIEW DATE 10/14/2015 BY DF Total Acres: 0.27 Total Land Value: 5,198 Market: 0 Agricultural: 0 Common: 5,198 PRINTED 04/29/2026 BY SYS