NE DIV: 55 FT E & W BY 110 FT N
BLOCK 28 MCELROYS S/D.

FLOWERS SERENA
876 NE CONGRESS AVE
LAKE CITY, FL 32055

2026

00-00-00-11112-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

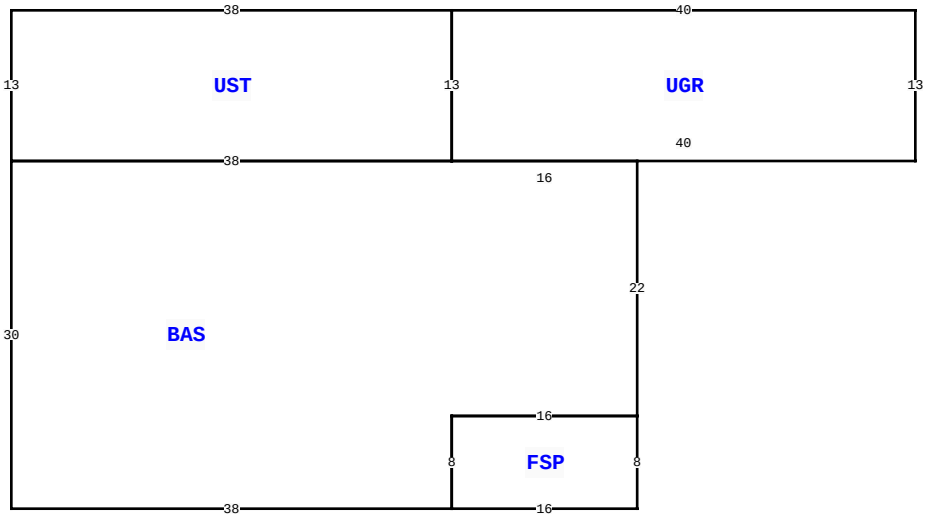
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 70
Exterior Wall	03	BELOW AVG. 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	09	PINE WOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	03	03
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	1,492	100		1,492	28,082
FSP	128	40		51	960
UGR	520	45		234	4,404
UST	494	45		222	4,178
TOTALS	2,634			1,999	37,625

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	1,999	55.0339	62.74	125,417	1945	1945	10	0	25	35.00	30.00

1 SINGLE FAM 0% - 2023 Heated Area: 1492 HX Base Yr



905 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	37,625
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	3,025
TOTAL MARKET VALUE	40,650
SOH/AGL Deduction	0
ASSESSED VALUE	40,650
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	40,650
TOTAL JUST VALUE	40,650
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	39,990

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1469/1511	3/07/2022	QC	U	I	11	100
GRANTOR: FLOWERS TAKENYA						
GRANTEE: FLOWERS SERENA						
1435/945	4/19/2021	QC	U	I	11	100
GRANTOR: FLOWERS SERENA						
GRANTEE: FLOWERS TAKENYA						

BUILDING NOTES

BUILDING DIMENSIONS

UGR= N13 W40 UST= W38 S13 E38 N13$ S13 BAS= W38 S30 E38 FSP= E16 N8 W16 S8$ N8 E16 N22 W16$ E40$.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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-3	110.00	55.00	6,050.00	SF		1.00	1.00	1.00	0.50	0.50	3,025							

REVIEW DATE 10/19/2015 BY DF Total Acres: 0.14 Total Land Value: 3,025 Market: 0 Agricultural: 0 Common: 3,025 PRINTED 04/29/2026 BY SYS