

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

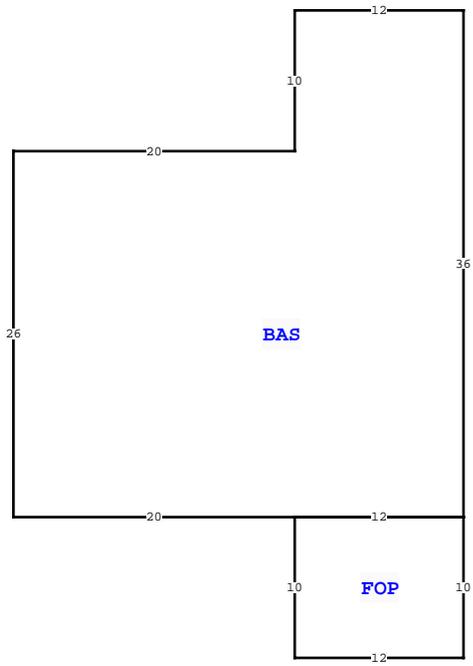
MORGAN PATRICIA J  
 906 NE ABERDEEN AVE  
 LAKE CITY, FL 32055

**2026**

00-00-00-11119-000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	15	CONC BLOCK 100	
Roof Structur	08	IRREGULAR 100	
Roof Cover	14	PREFIN MT 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	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	
Architectural	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
BAS	952	100	
FOP	120	30	
TOTALS	1,072		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 2022								
Heated Area: 952						HX Base Yr 2022					



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	1
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE			131,415
TOTAL MARKET OB/XF VALUE			200
TOTAL LAND VALUE - MARKET			3,150
TOTAL MARKET VALUE			134,765
SOH/AGL Deduction			17,327
ASSESSED VALUE			117,438
TOTAL EXEMPTION VALUE	HX HB DX		56,411
BASE TAXABLE VALUE			61,027
TOTAL JUST VALUE			134,765
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						

EXTRA FEATURES		906 NE ABERDEEN AVE, LAKE CITY	
L N	OB/XF CODE	DESCRIPTION	BLD CAP
1	0120	CLFENCE 4	0 100

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE

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
1	0120	CLFENCE 4	0 100	0 0	1.00	UT	0.00	0.00	100	2004	2004	3	100	200	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W12 S10 W20 S26 E20 FOP= S10 E12 N10 W12§ E12 N36§.	

LAND DESCRIPTION		TOTAL OB/XF												200										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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							