COMM SW COR OF SW1/4 OF NE1/4, R
FT, W 25 FT TO W R/W BRADLEY CT,
88.27 FT FOR POB, RUN SE 152.38

THORMTON ANDREW WAYNE
206 SE DOUG MOORE DR
LAKE CITY, FL 32025

2026

14-4S-17-08346-040

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

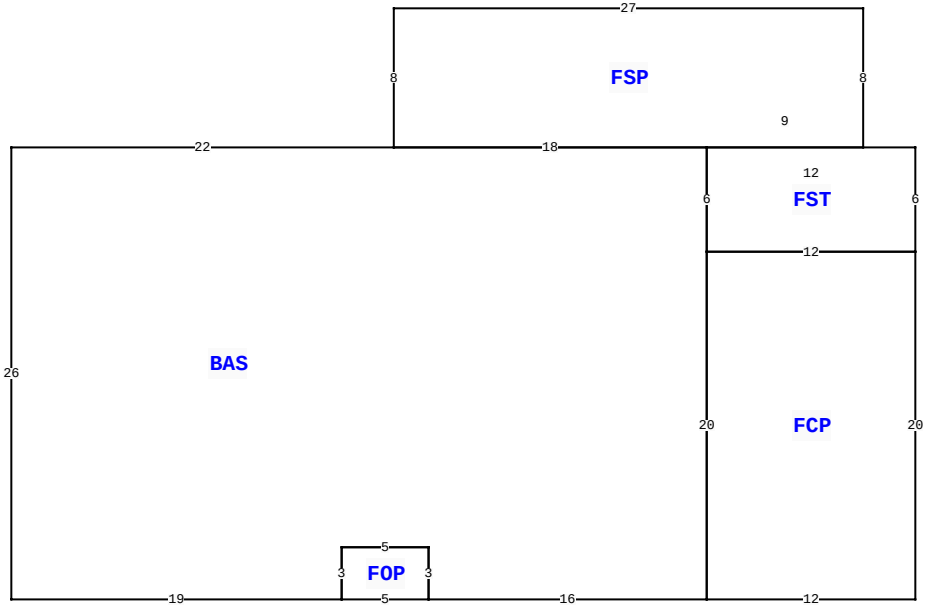
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	08	WD OR PLY 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	14417.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,025	100		1,025	107,201
FCP	240	25		60	6,275
FOP	15	30		4	419
FSP	216	40		86	8,994
FST	72	55		40	4,183
TOTALS	1,568			1,215	127,072

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,215	125.5620	140.63	170,865	1980	2000	0	0	0	25.63	74.37

1 SINGLE FAM 100% - 2022 Heated Area: 1025 HX Base Yr 2022



206 SE DOUG MOORE DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		127,072
TOTAL MARKET OB/XF VALUE		1,190
TOTAL LAND VALUE - MARKET		14,840
TOTAL MARKET VALUE		143,102
SOH/AGL Deduction		15,735
ASSESSED VALUE		127,367
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		76,645
TOTAL JUST VALUE		143,102
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		162,376

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1553/1117	11/03/2025	WD	Q	I	01	190,000
GRANTOR: MATHEWS AMY M						
GRANTEE: THORMTON ANDREW WAY						
1444/25	7/30/2021	WD	Q	I	01	145,000
GRANTOR: STUHR TRENTON DONAVAN						
GRANTEE: MATHEWS AMY M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W22 S26 E19 FOP= E5 N3 W5 S3$ N3 E5 S3 E16 FCP= E12N20 W12 S20$ N20 FST= E12 N6W12 S6$ N6 FSP= E9 N8 W27 S8 E18$ W18$.

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	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	100	
2	0294	SHED WOOD/	0	100	8	12	96.00	UT	7.50	7.50	100	2005	2005	3	100	720	
3	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	100	
4	0296	SHED METAL	0	100	6	9	54.00	UT	5.00	5.00	100	2005	2005	3	100	270	

LAND DESCRIPTION

TOTAL OB/XF 1,190

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	100		A-1	0.00	0.00	1.06	AC		1.00	1.00	1.00	14,000.00	14,000.00	14,840							

REVIEW DATE 11/22/2021 BY CP Total Acres: 1.06 Total Land Value: 14,840 Market: 0 Agricultural: 0 Common: 14,840 PRINTED 11/18/2025 BY SYS