

COMM SW COR OF SW1/4 OF NE1/4, R
TO N R/W OF CR-245, SE ALONG R/W
826.11 FT, NW 304.44 FT FOR POB,

MORGAN ERNEST LEE/MORGAN VERONICA
276 SE DOUG MOORE DR
LAKE CITY, FL 32025

2026

14-4S-17-08346-049



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	04	SINGLE SID 50
Exterior Wall	19	COMMON BRK 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	07	CORK/VTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2	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	100	100		100	7,377
BAS	378	100		378	27,884
BAS	1,593	100		1,593	117,514
FGR	72	55		40	2,951
FOP	68	30		20	1,476
FOP	324	30		97	7,156
FOP	450	30		135	9,959
FST	48	55		26	1,918
TOTALS	3,033			2,389	176,233

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0080	DECKING	0	100	16	16		1.00 UT 0.00	0.00
2	0294	SHED WOOD/	0	100	10	10		1.00 UT 0.00	0.00
3	9945	Well/Sept	0	100	0	0		1.00 UT 7,000.00	7,000.00
4	0166	CONC, PAVMT	0	100	0	0		1.00 UT 0.00	0.00
5	0120	CLFENCE	4	0	100	0		1.00 UT 0.00	0.00
6	0030	BARN, MT	0	100	0	0		1.00 UT 0.00	0.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	100		A-1	0.00	0.00	2.12

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,389	101.3320	113.49	271,128	1975	1975	0	0	0	35.00	65.00
1 SINGLE FAM 100% - 0												
Heated Area: 2071 HX Base Yr												

BLD DATE				LGL DATE			
XF DATE				LAND DATE			
INC DATE				AG DATE			
276 SE DOUG MOORE DR, LAKE CITY				04/07/2025 MLU			

TOTAL OB/XF												
11,250												

COLUMBIA COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		176,233	
TOTAL MARKET OB/XF VALUE		11,250	
TOTAL LAND VALUE - MARKET		31,800	
TOTAL MARKET VALUE		219,283	
SOH/AGL Deduction		101,378	
ASSESSED VALUE		117,905	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		67,183	
TOTAL JUST VALUE		219,283	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		219,283	

SALE:1:1: 2 AC WITH IMP			
PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0782/1769	11/19/1993	WD	Q	I		70,000	
GRANTOR: PAULINE JONES							
GRANTEE: ERNEST MORGAN							

BUILDING NOTES							
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BUILDING DIMENSIONS							
BAS= W36 S27 E25 FOP= E17 N4W17 S4\$ N4 E17 BAS= S4 E25 N4W25\$ E25 FGR= S2 E18 N4 W18 S2\$ N2 BAS= E18 N21 W18 S21\$ N21 FOP= E14 N18 W18 S18 E4\$ W4 FOP= N18 W25 S18 E25\$ W21 FST= W6 S8 E6 N8\$ S8 W6 N8\$.							