

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

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

2026

14-4S-17-08346-040



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	90
Exterior Wall	08	WD OR PLY	10
Roof Structure	03	GABLE/HIP	100
Roof Cover	14	PREFIN MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPLK	70
Interior Floor	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
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	02
NEIGHBORHOOD/LOC	14417.010	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,025	100	
FOP	240	25	
FOP	15	30	
FSP	216	40	
FST	72	55	
TOTALS	1,568		

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	25.63	74.37																																						
1 SINGLE FAM 0% - 2026																																																	
Heated Area: 1025 HX Base Yr																																																	
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COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
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	19,080			
TOTAL MARKET VALUE	147,342			
SOH/AGL Deduction	0			
ASSESSED VALUE	147,342			
TOTAL EXEMPTION VALUE	0			
BASE TAXABLE VALUE	147,342			
TOTAL JUST VALUE	147,342			
NCON VALUE	0			
INCOME VALUE	0			
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: THORNTON ANDREW WAY						
1444/25	7/30/2021	WD	Q	I	01	145,000
GRANTOR: STUHR TRENTON DONAVAN						
GRANTEE: MATHEWS AMY M						

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
1	0166	CONC, PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	100	
2	0294	SHED WOOD/	0	0	8	12	96.00	UT	7.50	7.50	100	2005	2005	3	100	720	
3	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	100	
4	0296	SHED METAL	0	0	6	9	54.00	UT	5.00	5.00	100	2005	2005	3	100	270	

TOTAL OB/XF														1,190			
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE												
			05/08/2026			MLU											

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\$.													

LAND DESCRIPTION														TOTAL OB/XF										
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	0		A-1	0.00	0.00	1.06	AC		1.00	1.00	1.00	18,000.00	18,000.00	19,080							