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

2027

14-4S-17-08346-049

BUILDING CHARACTERISTICS

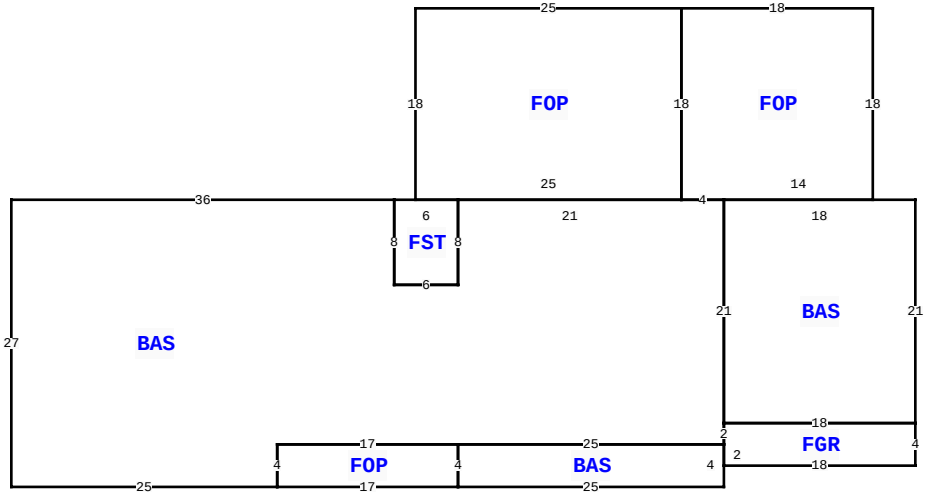
ELEMENT	CD	CONSTRUCTION
Exterior Wall	04	SINGLE SID 50
Exterior Wall	19	COMMON BRK 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	07	CORK/VTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	7,246
BAS	378	100		378	27,388
BAS	1,593	100		1,593	115,422
FGR	72	55		40	2,898
FOP	68	30		20	1,449
FOP	324	30		97	7,028
FOP	450	30		135	9,781
FST	48	55		26	1,884
TOTALS	3,033			2,389	173,096

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	111.47	266,302	1975	1975	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 2071 HX Base Yr



276 SE DOUG MOORE DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 MLU
INC DATE		AG DATE	

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	0080	DECKING	0	100	16	16	1.00	UT	0.00	0.00	100	0	0	3	100	250	
2	0294	SHED WOOD/	0	100	10	10	1.00	UT	0.00	0.00	100	0	0	3	100	1,000	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	800	
5	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
6	0030	BARN,MT	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	1,900	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		173,096
TOTAL MARKET OB/XF VALUE		11,250
TOTAL LAND VALUE - MARKET		33,920
TOTAL MARKET VALUE		218,266
SOH/AGL Deduction		97,177
ASSESSED VALUE		121,089
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		69,678
TOTAL JUST VALUE		218,266
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		221,403

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

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$.

LAND DESCRIPTION

TOTAL OB/XF 11,250

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	2.12	AC		1.00	1.00	1.00	16,000.00	16,000.00	33,920							

REVIEW DATE 04/18/2017 BY RP Total Acres: 2.12 Total Land Value: 33,920 Market: 0 Agricultural: 0 Common: 33,920 PRINTED 11/17/2026 BY SYS