

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

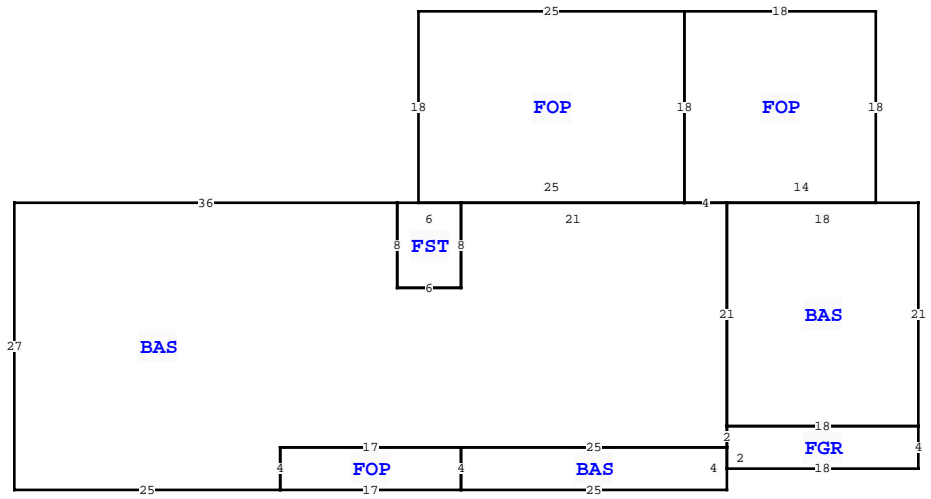
2026

14-4S-17-08346-049


| BUILDING CHARACTERISTICS | | |
|--------------------------|----|----------------|
| ELEMENT | CD | CONSTRUCTION |
| Exterior Wall | 04 | SINGLE SID 50 |
| Exterior Wall | 19 | COMMON BRK 50 |
| Roof Structure | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floor | 14 | CARPET 90 |
| Interior Floor | 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 |

| 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 | 35.00 | 65.00 |

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



| COLUMBIA COUNTY PROPERTY | | PAGE 1 of 1 | 3 |
|---------------------------|--|--------------|---|
| 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 | | 33,920 | |
| TOTAL MARKET VALUE | | 221,403 | |
| SOH/AGL Deduction | | 103,841 | |
| ASSESSED VALUE | | 117,562 | |
| TOTAL EXEMPTION VALUE | | HX HB 51,411 | |
| BASE TAXABLE VALUE | | 66,151 | |
| TOTAL JUST VALUE | | 221,403 | |
| NCON VALUE | | 0 | |
| INCOME VALUE | | | |
| PREVIOUS YEAR MKT VALUE | | 219,283 | |

| 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 |

276 SE DOUG MOORE DR, LAKE CITY
 BLD DATE
 XF DATE
 INC DATE
 LGL DATE
 LAND DATE 05/06/2026 MLU
 AG DATE

| 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

| 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 | 0080 | DECKING | 0 | 100 | 16 | 16 | 1.00 | UT | 0.00 | 100 | 0 | 0 | 3 | 100 | 250 | |
| 2 | 0294 | SHED WOOD/ | 0 | 100 | 10 | 10 | 1.00 | UT | 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 | 100 | 0 | 0 | 3 | 100 | 800 | |
| 5 | 0120 | CLFENCE 4 | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 100 | 1993 | 1993 | 3 | 100 | 300 | |
| 6 | 0030 | BARN, MT | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 100 | 2013 | 2013 | 3 | 100 | 1,900 | |

| 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 | 100 | | A-1 | 0.00 | 0.00 | 2.12 | AC | | 1.00 | 1.00 | 1.00 | 16,000.00 | 16,000.00 | 33,920 | | | | | | | |

| 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\$. | | | | | | | | | | | |