

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,

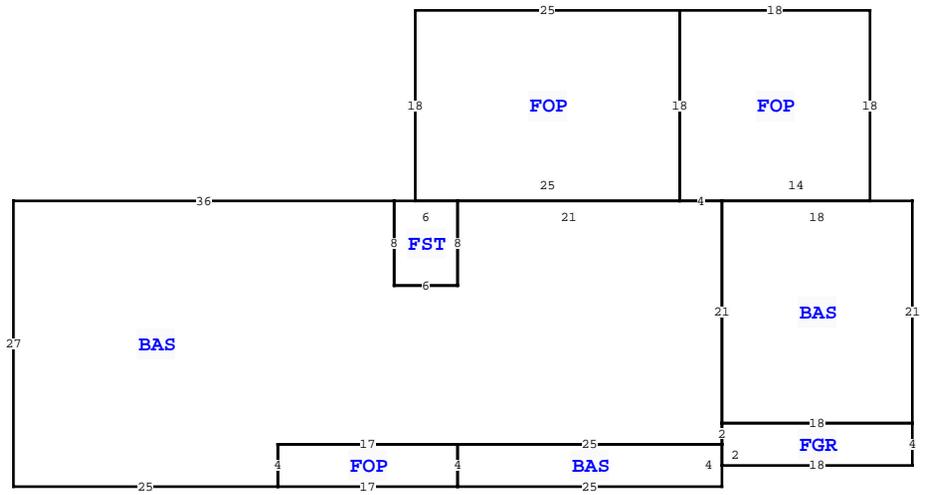
MORGAN ERNEST LEE/MORGAN VERONICA
276 SE DOUG MOORE DR
LAKE CITY, FL 32025

2026

14-4S-17-08346-049


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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
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	100	100	
BAS	378	100	
BAS	1,593	100	
FGR	72	55	
FOP	68	30	
FOP	324	30	
FOP	450	30	
FST	48	55	
TOTALS	3,033		

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	115.52	275,977	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			179,385
TOTAL MARKET OB/XF VALUE			11,250
TOTAL LAND VALUE - MARKET			33,920
TOTAL MARKET VALUE			224,555
SOH/AGL Deduction			106,993
ASSESSED VALUE			117,562
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			66,151
TOTAL JUST VALUE			224,555
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			219,283

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

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

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\$.	

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							