

COMM INTERS OF E R/W BRADLEY CT  
RD, RUN S 279.54 FT, E 169.66 FT  
150 FT, S 385.78 FT, NW 173.07 F

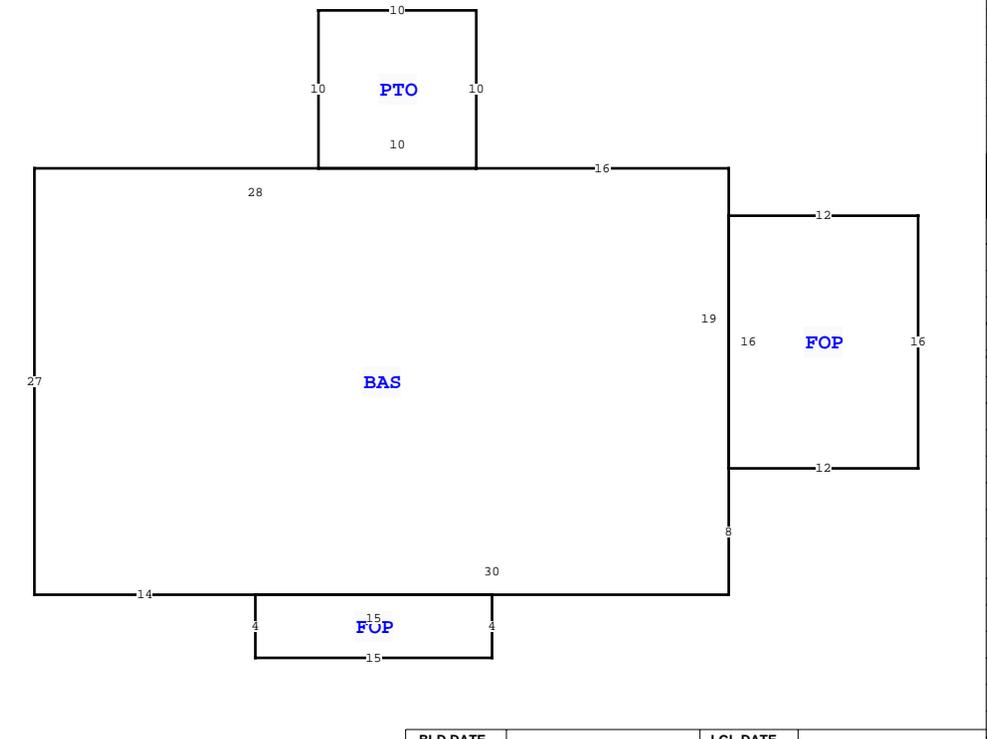
ECHAGARRUA JUAN N  
255 SE DOUG MOORE DR  
LAKE CITY, FL 32025

**2026**

14-4S-17-08346-052  


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	19 COMMON BRK 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	12 MODULAR MT 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 100
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
Architectural	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	1,269	124.0000	141.36	179,386	1996	1996	0	0	29.00	71.00	



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	1,188	100		1,188	119,235
FOP	60	30		18	1,806
FOP	192	30		58	5,821
PTO	100	5		5	502
TOTALS	1,540			1,269	127,364

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE	127,364		
TOTAL MARKET OB/XF VALUE	3,400		
TOTAL LAND VALUE - MARKET	21,240		
TOTAL MARKET VALUE	152,004		
SOH/AGL Deduction	55,972		
ASSESSED VALUE	96,032		
TOTAL EXEMPTION VALUE	HX HB 51,411		
BASE TAXABLE VALUE	44,621		
TOTAL JUST VALUE	152,004		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	146,812		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
10811	SFR	195	02/27/1996

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1157/1685	8/29/2008	WD	Q	I		114,000
GRANTOR: CHERYL COOKE						
GRANTEE: JUAN N ECHAGARRUA						
1148/0408	4/15/2008	CT	Q	I	01	37,900
GRANTOR: BANK OF AMERICA						
GRANTEE: CHERYL COOKE						

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	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	100	2005	2005	3	100	1,000	
2	0060	CARPORT F	0	100	0	0	1.00	UT	0.00	100	2013	2013	3	100	1,800	
3	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	100	2017	2017	3	100	600	

255 SE DOUG MOORE DR, LAKE CITY										BLD DATE		LGL DATE	05/08/2026	MLU
										XF DATE		LAND DATE		
										INC DATE		AG DATE		

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W16 PTO= N10 W10 S10 E10\$ W28 S27 E14 FOP= S4 E15 N4 W15\$ E30 N8 FOP= E12 N16 W12 S16\$ N19\$.	

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	1.18	AC		1.00	1.00	1.00	18,000.00	18,000.00	21,240									