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

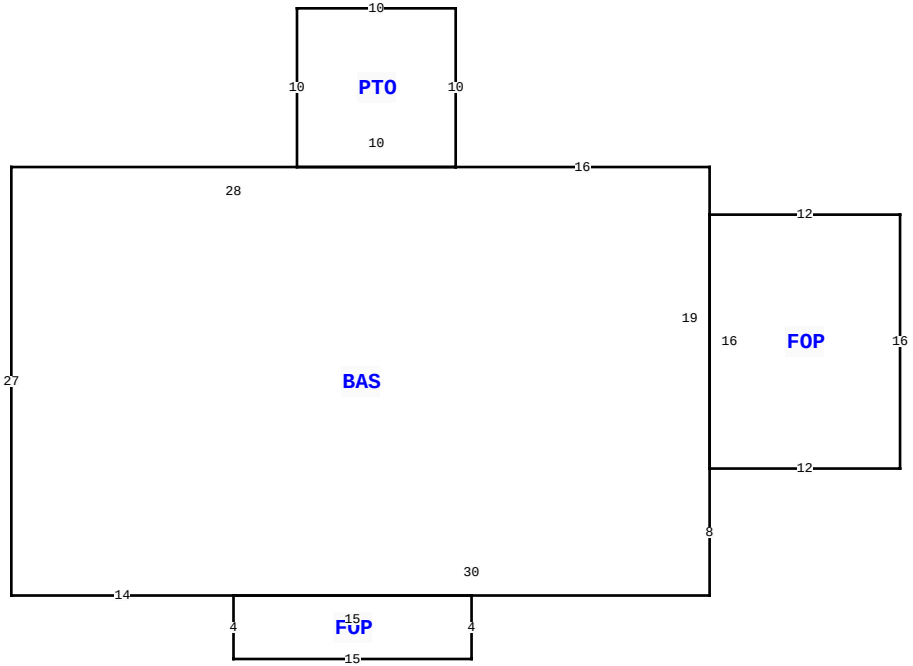
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
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	1,188	100		1,188	117,142
FOP	60	30		18	1,775
FOP	192	30		58	5,719
PTO	100	5		5	493
TOTALS	1,540			1,269	125,130

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	138.88	176,239	1996	1996	0	0	0	29.00	71.00

1 SINGLE FAM 100% - 2009 Heated Area: 1188 HX Base Yr 2009



255 SE DOUG MOORE DR, LAKE CITY

BLD DATE		LGL DATE	05/08/2026 MLU
XF DATE		LAND DATE	
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	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	1,000	
2	0060	CARPORT F	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	1,800	
3	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	600	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		125,130
TOTAL MARKET OB/XF VALUE		3,400
TOTAL LAND VALUE - MARKET		21,240
TOTAL MARKET VALUE		149,770
SOH/AGL Deduction		53,738
ASSESSED VALUE		96,032
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		44,621
TOTAL JUST VALUE		149,770
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						

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 3,400

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

REVIEW DATE 04/25/2017 BY RP Total Acres: 1.18 Total Land Value: 21,240 Market: 0 Agricultural: 0 Common: 21,240 PRINTED 06/23/2026 BY SYS