COMM NW COR OF SEC, E 100 FT TO
S 20 FT, E 516.89 FT FOR POB, CO
S 172.10 FT, W 516.34 FT, N 172.

MORAN DONNA MARIE LIVING TRUST DATED FEBRUARY 3, 2
254 SE HOPPERGRASS GLN
HIGH SPRINGS, FL 32643

2026

15-7S-17-09990-002

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

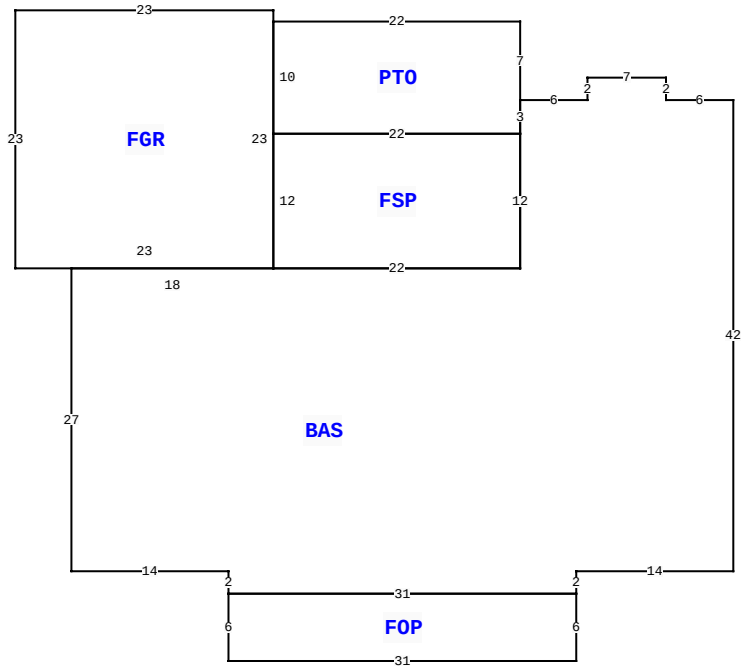
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	05	AVERAGE 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	12	HARDWOOD 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 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	15717.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,954	100		1,954	184,221
FGR	529	55		291	27,435
FOP	186	30		56	5,280
FSP	264	40		106	9,994
PTO	220	5		11	1,037
TOTALS	3,153			2,418	227,966

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,418	113.1900	126.77	306,530	2000	2000	0	0	0	25.63	74.37

2 SINGLE FAM 100% - 2008 Heated Area: 1954 HX Base Yr 2008



254 SE HOPPERGRASS GLN, HIGH SPRINGS

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		227,966
TOTAL MARKET OB/XF VALUE		10,140
TOTAL LAND VALUE - MARKET		28,560
TOTAL MARKET VALUE		266,666
SOH/AGL Deduction		93,115
ASSESSED VALUE		173,551
TOTAL EXEMPTION VALUE	HX HB WX SX	105,722
BASE TAXABLE VALUE		67,829
TOTAL JUST VALUE		266,666
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		269,824

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047857	Remodel	6,841	08/09/2023
15880	SFR	315	08/10/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1484/264	2/03/2023	QC	U	I	11	100
GRANTOR: MORAN DONNA M						
GRANTEE: MORAN DONNA MARIE L						
1065/2255	11/04/2005	WD	Q	I		285,000
GRANTOR: VIOLET DAVIS AKA VIOL						
GRANTEE: PATRICK W & DONNA M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W6 N2 W7 S2 W6 PTO= N7 W22 S10 E22 N3$ S3 FSP= W22 S12 E22 N12$ S12 W22 FGR= N23 W23 S23 E23$ W18 S27 E14 S2 FOP= S6 E31 N6 W31$ E31 N2 E14 N42$.

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	0166	CONC,PAVMT	0	100	16	20	320.00	UT	1.50	1.50	100	2000	2000	3	100	480	
2	0120	CLFENCE 4	0	100	0	0	544.00	UT	2.50	2.50	100	2000	2000	3	100	1,360	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0294	SHED WOOD/	0	100	10	16	160.00	UT	5.00	5.00	100	2000	2000	3	100	800	
5	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	500	

LAND DESCRIPTION

TOTAL OB/XF 10,140

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		*RSFMH	0.00	0.00	2.04	AC		1.00	1.00	1.00	14,000.00	14,000.00	28,560							

REVIEW DATE 12/11/2017 BY BC Total Acres: 2.04 Total Land Value: 28,560 Market: 0 Agricultural: 0 Common: 28,560 PRINTED 11/17/2025 BY SYS