

COMM AT NW COR OF SEC, RUN S 80.
OF C R 778, E ALONG R/W 698.08 F
3054.10 FT FOR POB, CONT S 856.2

MOURAS DENNIS JAMES/MOURAS REBACCA JANE
1146 SW MANDIBA DR
LAKE CITY, FL 32024

2025

16-7S-17-10006-107


BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY					
ELEMENT	CD	CONSTRUCTION				TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 3			
DOR CODE		0700 MISC IMPROVED																			
MAP NUM						MKT AREA 02															
NEIGHBORHOOD/LOC		16717.00 1.00/																			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																
TOTALS																					

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		0
TOTAL MARKET OB/XF VALUE		78,000
TOTAL LAND VALUE - MARKET		100,700
TOTAL MARKET VALUE		178,700
SOH/AGL Deduction		16,048
ASSESSED VALUE		162,652
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		162,652
TOTAL JUST VALUE		178,700
NCON VALUE		78,000
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		95,400

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050672	Storage Building	12,000	08/27/2024
000050673	Storage Building	12,000	08/27/2024
000050681	Storage Building	196,900	08/27/2024
000048893	Swimming Pool and	261,518	12/20/2023
000048325	Storage Building	110,000	10/03/2023
000047177	New Residential C	825,000	05/09/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1451/1700	11/01/2021	WD	Q	V	01	163,900
GRANTOR: SMOOT LINDA M LIVING						
GRANTEE: MOURAS DENNIS JAMES						
1160/2117	10/10/2008	WD	Q	V	01	100
GRANTOR: LESLIE A & LINDA M SM						
GRANTEE: LESLIE A & LINDA M						

EXTRA FEATURES															BLD DATE			LGL DATE		
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	INC DATE	LAND DATE	AG DATE	MLU
1	0030	BARN, MT	0	0	0	0			78,000.00	78,000.00	100	2025	2024		100	78,000				
735 SW STERLING TER, HIGH SPRINGS																				

BUILDING NOTES

BUILDING DIMENSIONS

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	0700	C	MISC RES	0		A-1	0.00	0.00	10.60	AC		1.00	1.00	1.00	9,500.00	9,500.00	100,700								