

JESSUP RAUHA I/JESSUP BROOK L
2907 MORNINGSIDE DR
TALLAHASSEE, FL 32301-3616

26-3S-15-00271-000

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall05AVERAGE 100

Roof Structur03GABLE/HIP 100

Roof Cover03COMP SHNGL 100

Interior Wall05DRYWALL 100

Interior Floo14CARPET 90

Interior Floo08SHT VINYL 10

Air Condition03CENTRAL 100

Heating Type04AIR DUCTED 100

Bedrooms

Bathrooms

Stories1.1. 100

Architectual Units01CONV 100
0 100

Condition Adj0202 100

Kitchen Adjus0101 100

Quality0505

DOR CODE5000IMPROVED AG

MAP NUMMKT AREA01

NEIGHBORHOOD/LOC26315.001.00/

AREATYPETOTAL GROSS AREAPCT OF BASEYEARTOT ADJ AREASUBAREA MARKET VALUE

BAS1,4041001,40434,241

TOTALS1,4041,40434,241

MARKET ADJUSTMENTS

TYPEMDLEFF. AREA

TOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

0800021,404101.610060.9785,602199219920060.0040.00

2 MOBILE HME 0% - 2024Heated Area: 1404HX Base Yr

BAS

9772 W US HIGHWAY 90 , LAKE CITY

BLD DATEXF DATEINC DATE

LGL DATELAND DATEAG DATE

05/16/2023MLU

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDDPH TFACT% CONDTOT ADJUNIT TYPEUNIT PRICEADJ UNIT PRICE

10285SALVAGE00001.00UT0.000.00100200820083100500

20261PRCH, UOP00001.00UT0.000.00100201620163100200

39947Septic00001.00UT3,000.003,000.0010031003,000

TOTAL OB/XF3,700

LAND DESCRIPTION

L NUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSTOT ADJUNIT TYPEUNIT PRICEADJ UNIT PRICELAND VALUETHAT

10200CMBL HM0A-10.000.001.00AC1.001.001.006,000.006,000.006,000

25600ATIMBER 30A-10.000.008.00AC1.001.001.00281.00281.002,248

35700ATIMBER 40A-10.000.0019.46AC1.001.001.00227.00227.004,417

49910MMKT. VAL.AG0A-10.000.0027.46AC1.001.001.006,000.006,000.00164,760

59900CAC NON-AG0A-10.000.001.00AC1.001.001.006,000.006,000.006,000

REVIEW DATE02/23/2023BYKSTotal Acres: 29.46Total Land Value: 18,665Market: 164,760Agricultural: 6,665Common: 12,000PRINTED 10/03/2025 BY SYS

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 3Tax Dist:

BUILDING MARKET VALUE34,241

TOTAL MARKET OB/XF VALUE3,700

TOTAL LAND VALUE - MARKET176,760

TOTAL MARKET VALUE56,606

SOH/AGL Deduction0

ASSESSED VALUE56,606

TOTAL EXEMPTION VALUE0

BASE TAXABLE VALUE56,606

TOTAL JUST VALUE214,701

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE214,701

SALES DATA

OFF RECORD NumberDATETYPEINSTQ / I / V / I / RSN CD SALE PRICE

1488/4394/04/2023PB U I I 18100

GRANTOR: CLERK OF COURT (JESSU

GRANTEE: JESSUP RAUHA I

1269/21342/14/2014PB U I I 180

GRANTOR: (CLERK OF COURT) EVEL

GRANTEE: JERRY L JESSUP

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W52 S27 E52 N27\$.