

COMM NE COR OF SEC, RUN S  
1326.93 FT, W 28.71 FT TO W  
R/W CO GRADED RD, S 995.36 FT

MOORE JESTEN  
2953 NW LASSIE BLACK ST  
WHITE SPRINGS, FL 32096

2026

14-2S-16-01608-002

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	03	BELOW AVG.	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	08	SHT VINYL	10
Air Condition	02	WINDOW	100
Heating Type	03	FORCED AIR	100
Bedrooms		3	100
Bathrooms		2	100
Stories	1.	1.	100
Architectual	01	CONV	100
Units		0	100
Condition Adj	02	02	100
Kitchen Adjus	01	01	100
Quality	04	04	
DOR CODE	0200 MOBILE HOME		
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	14216.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,456	100	
UOP	72	25	
USP	100	35	
TOTALS	1,628		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	MOBILE HME	100%	- 2019	48.68	73,458	1990	1990	0	0	60.00	40.00

Heated Area: 1456 HX Base Yr 2019

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE	29,383		
TOTAL MARKET OB/XF VALUE	15,500		
TOTAL LAND VALUE - MARKET	45,090		
TOTAL MARKET VALUE	89,973		
SOH/AGL Deduction	41,984		
ASSESSED VALUE	47,989		
TOTAL EXEMPTION VALUE	HX HB SX 47,989		
BASE TAXABLE VALUE	0		
TOTAL JUST VALUE	89,973		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	79,953		
SALE:2:1: 5.01 ACRES			
SALE:1:1: 5.01 ACRES			
XFOB:1:1: STON MH			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q / V / RSN CD SALE PRICE
1179/0686	8/18/2009	QC U I 11	100
GRANTOR: GETA A WINNS			
GRANTEE: JESTEN MOORE (GETA			
0754/1793	12/01/1991	WD Q V	15,000
GRANTOR: SUZANNE MASON			
GRANTEE: GETA ALBERT WINNS			
BUILDING NOTES			
BUILDING DIMENSIONS			
BAS=[ORIG=0,0] W56 S26 E25 E31 N7 N19 \$			
USP=[ORIG=0,19] E10 N10 W10 S10 \$			
UOP=[ORIG=-31,26] S9 E8 N9 W8 \$			

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	0120	CLFENCE 4	0	100	0	0	0	0	0.00	100	1993	1993	3	100	600	
2	9945	Well/Sept	0	100	0	0	0	0	7,000.00	100			3	100	7,000	
3	0296	SHED METAL	0	100	0	0	0	0	0.00	100	2023	2022		100	3,000	
4	0294	SHED WOOD/	0	100	0	0	0	0	0.00	100	2023	2022		100	400	
5	0294	SHED WOOD/	0	100	0	0	0	0	0.00	100	2023	2022		100	4,500	
TOTALS															15,500	

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	0200	C	MBL HM	100		00	0.00	0.00	5.01	AC		1.00	1.00	1.00	9,000.00	9,000.00	45,090							