

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



ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
03	BELOW AVG. 100				
03	GABLE/HIP 100				
12	MODULAR MT 100				
05	DRYWALL 100				
14	CARPET 90				
08	SHT VINYL 10				
02	WINDOW 100				
03	FORCED AIR 100				
	Bedrooms 3 100				
	Bathrooms 2 100				
1.	1. 100				
01	CONV 100				
	Units 0 100				
02	02 100				
01	01 100				
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,456	100		1,456	28,351
UOP	72	25		18	350
USP	100	35		35	682
TOTALS	1,628			1,509	29,383

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		35,070	
TOTAL MARKET VALUE		79,953	
SOH/AGL Deduction		31,964	
ASSESSED VALUE		47,989	
TOTAL EXEMPTION VALUE		HX HB SX 47,989	
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		79,953	
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 U	V I	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						

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	UT	0.00	0.00	100	1993	1993	3	100	600	
2	9945	Well/Sept	0	100	0	0	UT	7,000.00	7,000.00	100			3	100	7,000	
3	0296	SHED METAL	0	100	0	0	UT	0.00	0.00	100	2023	2022		100	3,000	
4	0294	SHED WOOD/	0	100	0	0	UT	0.00	0.00	100	2023	2022		100	400	
5	0294	SHED WOOD/	0	100	0	0	UT	0.00	0.00	100	2023	2022		100	4,500	
TOTAL OB/XF															15,500	

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 \$			

LAND DESCRIPTION																								
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	7,000.00	7,000.00	35,070							