BEG NW COR OF SE1/4 OF SW1/4, RU
651.59 FT, W 802.36 FT, N 651.47

MOURAS DENNIS/MOURAS REBECCA
735 SW STERLING TER
HIGH SPRING, FL 32643

2027

14-6S-16-03824-007

BUILDING CHARACTERISTICS

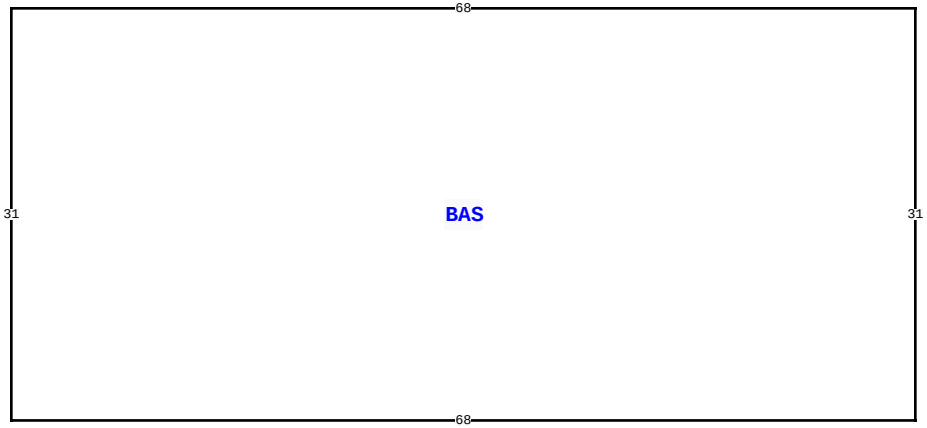
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	14616.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,108	100		2,108	184,385
TOTALS	2,108			2,108	184,385

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	2,108	114.7000	106.67	224,860	2011	2016	0	0	0	18.00	82.00

1 MANUF 1 0% - 2026 Heated Area: 2108 HX Base Yr



7740 SW OLD WIRE RD, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/08/2025 MLU
INC DATE		AG DATE	

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	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2011	2011	3	100	1,200	
2	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	1,000	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0210	GARAGE U	0	0	0	0	1.00	UT	8,000.00	8,000.00	100	2025	2024		100	8,000	
5	0040	BARN,POLE	0	0	40	30	1.00	UT	6,000.00	6,000.00	100	2027	2026		100	6,000	
6	0040	BARN,POLE	0	0	25	50	1.00	UT	6,200.00	6,200.00	100	2027	2026		100	6,200	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	184,385
TOTAL MARKET OB/XF VALUE	29,400
TOTAL LAND VALUE - MARKET	108,000
TOTAL MARKET VALUE	321,785
SOH/AGL Deduction	0
ASSESSED VALUE	321,785
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	321,785
TOTAL JUST VALUE	321,785
NCON VALUE	12,200
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	311,574

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047349	Roof Replacement	11,700	06/01/2023
37303	MAINT/ALTR	0	10/09/2018
29064	M H	665	12/14/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1531/2167	1/21/2025	WD	Q	I	01	395,000
GRANTOR: SLAVIERO ASHLEY LAURE						
GRANTEE: MOURAS DENNIS						
1522/25	8/16/2024	WD	Q	I	01	385,000
GRANTOR: MASSEY JASON M						
GRANTEE: SLAVIERO ASHLEY LAU						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W68 S31 E68 N31$.

LAND DESCRIPTION

TOTAL OB/XF 29,400

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	0200	C	MBL HM	0		A-1	0.00	0.00	12.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	108,000							

REVIEW DATE 05/12/2026 BY NH Total Acres: 12.00 Total Land Value: 108,000 Market: 0 Agricultural: 0 Common: 108,000 PRINTED 11/17/2026 BY SYS