

COMM NW COR OF SEC, E 100 FT TO  
S 20 FT, E 516.89 FT FOR POB, CO  
S 172.10 FT, W 516.34 FT, N 172.

MORAN DONNA MARIE LIVING TRUST DATED FEBRUARY 3, 2  
254 SE HOPPERGRASS GLN  
HIGH SPRINGS, FL 32643

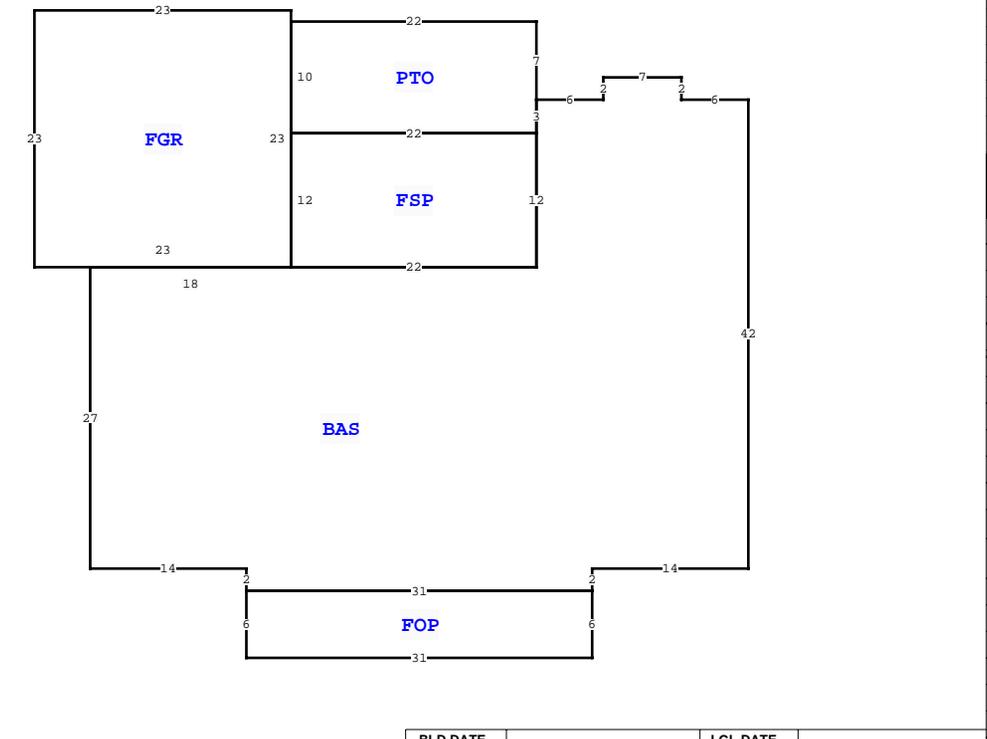
**2026**

15-7S-17-09990-002  


BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	19 COMMON BRK 90
Exterior Wall	05 AVERAGE 10
Roof Structure	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 90
Interior Floor	12 HARDWOOD 10
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Architectual	05 CONV 100
Units	0 100
Condition Adj	03 03 100
Kitchen Adjus	01 01 100

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,418	113.1900	129.04	312,019	2000	2000	0	0	25.63	74.37

COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 3	Tax Dist:			
BUILDING MARKET VALUE	232,049			
TOTAL MARKET OB/XF VALUE	10,140			
TOTAL LAND VALUE - MARKET	32,640			
TOTAL MARKET VALUE	274,829			
SOH/AGL Deduction	101,784			
ASSESSED VALUE	173,045			
TOTAL EXEMPTION VALUE	HX HB WX SX 106,411			
BASE TAXABLE VALUE	66,634			
TOTAL JUST VALUE	274,829			
NCON VALUE	0			
INCOME VALUE				
PREVIOUS YEAR MKT VALUE	269,824			



Quality		05 05			
DOR CODE		0100 SINGLE FAMILY			
MAP NUM		MKT AREA 02			
NEIGHBORHOOD/LOC		15717.00 1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,954	100		1,954	187,519
FGR	529	55		291	27,927
FOP	186	30		56	5,374
FSP	264	40		106	10,172
PTO	220	5		11	1,055
TOTALS	3,153			2,418	232,049

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047857	Remodel	6,841	08/09/2023
15880	SFR	315	08/10/1999

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1484/264	2/03/2023	QC	U	I	11	100

GRANTOR: MORAN DONNA M  
 GRANTEE: MORAN DONNA MARIE L  
 1065/2255 11/04/2005 WD Q I 285,000  
 GRANTOR: VIOLET DAVIS AKA VIOL  
 GRANTEE: PATRICK W & DONNA M

EXTRA FEATURES		254 SE HOPPERGRASS GLN, HIGH SPRINGS														
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	0166	CONC, PAVMT	0	100	16	20	UT	1.50	1.50	100	2000	2000	3	100	480	
2	0120	CLFENCE 4	0	100	0	0	UT	2.50	2.50	100	2000	2000	3	100	1,360	
3	9945	Well/Sept	0	100	0	0	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0294	SHED WOOD/	0	100	10	16	UT	5.00	5.00	100	2000	2000	3	100	800	
5	0296	SHED METAL	0	100	0	0	UT	0.00	0.00	100	2013	2013	3	100	500	

LAND DESCRIPTION		TOTAL OB/XF 10,140																						
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	0100	C	SFR	100		*RSPM	0.00	0.00	2.04	AC		1.00	1.00	1.00	16,000.00	16,000.00	32,640							

REVIEW DATE		03/24/2026 BY robin		Total Acres: 2.04		Total Land Value: 32,640		Market: 0		Agricultural: 0		Common: 32,640		PRINTED 05/08/2026 BY SYS	
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