

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

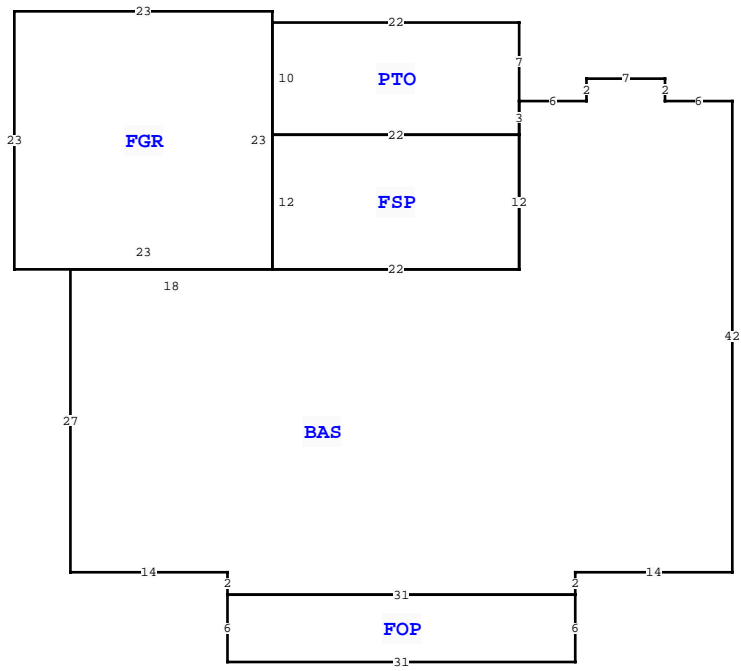
15-7S-17-09990-002



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	126.77	306,530	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	227,966			
TOTAL MARKET OB/XF VALUE	10,140			
TOTAL LAND VALUE - MARKET	32,640			
TOTAL MARKET VALUE	270,746			
SOH/AGL Deduction	97,701			
ASSESSED VALUE	173,045			
TOTAL EXEMPTION VALUE	HX HB WX SX 106,411			
BASE TAXABLE VALUE	66,634			
TOTAL JUST VALUE	270,746			
NCON VALUE	0			
INCOME VALUE				
PREVIOUS YEAR MKT VALUE	269,824			



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,954	100		1,954	184,221
FGR	529	55		291	27,435
FOP	186	30		56	5,280
FSP	264	40		106	9,994
PTO	220	5		11	1,037
TOTALS	3,153			2,418	227,966

254 SE HOPPERGRASS GLN, HIGH SPRINGS

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

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	320.00	UT	1.50	1.50	100	2000	2000	3	100	480	
2	0120	CLFENCE 4	0	100 0 0	544.00	UT	2.50	2.50	100	2000	2000	3	100	1,360	
3	9945	Well/Sept	0	100 0 0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0294	SHED WOOD/	0	100 10 16	160.00	UT	5.00	5.00	100	2000	2000	3	100	800	
5	0296	SHED METAL	0	100 0 0	1.00	UT	0.00	0.00	100	2013	2013	3	100	500	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		05/06/2026	MLU

BUILDING DIMENSIONS
BAS= W6 N2 W7 S2 W6 PTO= N7 W22 S10 E22 N3\$ S3 FSP= W22 S12 E22 N12\$ S12 W22 FGR= N23 W23 S23 E23\$ W18 S27 E14 S2 FOP= S6 E31 N6 W31\$ E31 N2 E14 N42\$.

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	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							