COMM AT NW COR OF SEC, RUN S 80.
OF C R 778, E ALONG R/W 698.08 F
3054.10 FT FOR POB, CONT S 856.2

MOURAS DENNIS JAMES/MOURAS REBECCA JANE
735 SW STERLING TER
HIGH SPRINGS, FL 32643

**2027**

**16-7S-17-10006-107**

## BUILDING CHARACTERISTICS

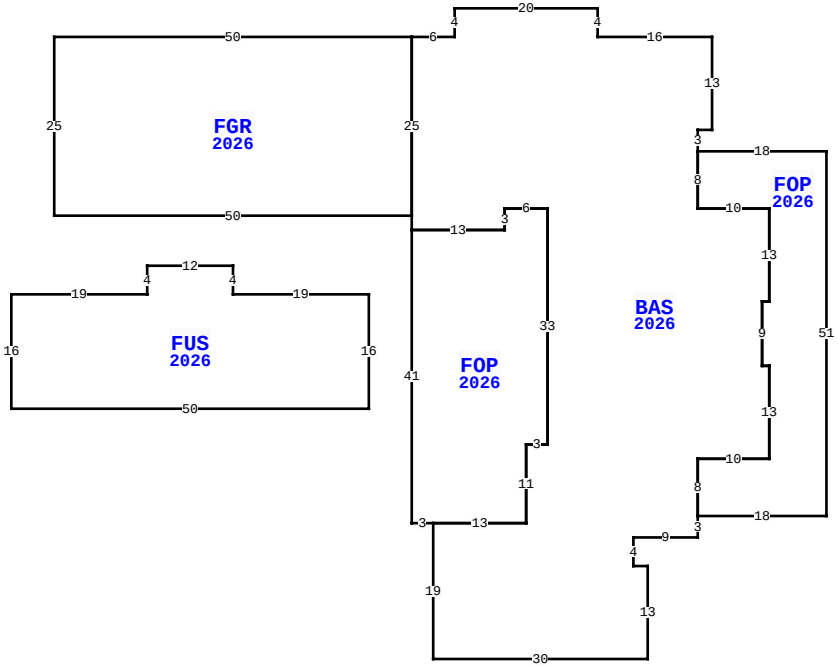
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 32 | HARDIE BRD 100 |
| Exterior Wall | 00 | N/A 0 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 13 | LAM/VNLPLK 100 |
| Interior Floo | 00 | N/A 0 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| Bathrooms | | 4.5 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Condition Adj | 03 | 03 100 |
| Kitchen Adjus | 01 | 01 100 |
| Quality | 06 | 06 |
| DOR CODE | 0100 | SINGLE FAMILY |
| MAP NUM | | MKT AREA 02 |
| NEIGHBORHOOD/LOC | 16717.00 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 2,979 | 100 | 2026 | 2,979 | 380,478 |
| FGR | 1,250 | 55 | 2026 | 688 | 87,871 |
| FOP | 577 | 30 | 2026 | 173 | 22,096 |
| FOP | 764 | 30 | 2026 | 229 | 29,248 |
| FUS | 848 | 100 | 2026 | 848 | 108,307 |
| TOTALS | 6,418 | | | 4,917 | 627,999 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 4,917 | 116.1090 | 127.72 | 627,999 | 2025 | 2025 | 0 | 0 | 0 | 0.00 | 100.00 |

1 SINGLE FAM 100% - 2026 Heated Area: 3827 HX Base Yr 2026




735 SW STERLING TER, HIGH SPRINGS

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/06/2026 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 | 0030 | BARN,MT | 0 | 100 | 0 | 0 | 1.00 | UT | 78,000.00 | 78,000.00 | 100 | 2025 | 2024 | | 100 | 78,000 | |
| 2 | 0327 | STABLES-SM | 0 | 100 | 0 | 0 | 1.00 | UT | 9,000.00 | 9,000.00 | 100 | 2026 | 2025 | | 100 | 9,000 | |
| 3 | 0327 | STABLES-SM | 0 | 100 | 0 | 0 | 1.00 | UT | 9,000.00 | 9,000.00 | 100 | 2026 | 2025 | | 100 | 9,000 | |
| 4 | 0327 | STABLES-SM | 0 | 100 | 0 | 0 | 1.00 | UT | 147,000.00 | 147,000.00 | 100 | 2026 | 2025 | | 100 | 147,000 | |
| 5 | 0280 | POOL R/CON | 0 | 100 | 0 | 0 | 1,225.00 | UT | 70.00 | 70.00 | 100 | 2026 | 2025 | | 98 | 84,035 | |
| 6 | 0166 | CONC,PAVMT | 0 | 100 | 0 | 0 | 4,800.00 | UT | 3.00 | 3.00 | 100 | 2026 | 2025 | | 100 | 14,400 | |

## COLUMBIA COUNTY PROPERTY

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### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 3 | Tax Dist: | |
| BUILDING MARKET VALUE | | 627,999 |
| TOTAL MARKET OB/XF VALUE | | 341,435 |
| TOTAL LAND VALUE - MARKET | | 116,600 |
| TOTAL MARKET VALUE | | 1,086,034 |
| SOH/AGL Deduction | | 639 |
| ASSESSED VALUE | | 1,085,395 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 1,033,984 |
| TOTAL JUST VALUE | | 1,086,034 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 1,097,442 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 000050672 | Storage Building | 12,000 | 08/27/2024 |
| 000050673 | Storage Building | 12,000 | 08/27/2024 |
| 000050681 | Storage Building | 196,900 | 08/27/2024 |
| 000048893 | Swimming Pool and | 261,518 | 12/20/2023 |
| 000048325 | Storage Building | 110,000 | 10/03/2023 |
| 000047177 | New Residential C | 825,000 | 05/09/2023 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1451/1700 | 11/01/2021 | WD | Q | V | 01 | 163,900 |
| GRANTOR: SMOOT LINDA M LIVING | | | | | | |
| GRANTEE: MOURAS DENNIS JAMES | | | | | | |
| 1160/2117 | 10/10/2008 | WD | Q | V | 01 | 100 |
| GRANTOR: LESLIE A & LINDA M SM | | | | | | |
| GRANTEE: LESLIE A & LINDA M | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=105,14] W16 N4 W20 S4 W6 S25 S2 E13 N3 E6 S33 W3 S11 W13 S19 E30 N13 W2 N4 E9 N3 N8 E10 N13 W1 N9 E1 N13 W10 N8 N3 E2 N13 $
FGR=[YR=2026;ORIG=63,14] W50 S25 E50 N25 $
FUS=[YR=2026;ORIG=57,50] W19 N4 W12 S4 W19 S16 E50 N16 $
FOP=[YR=2026;ORIG=63,41] E13 N3 E6 S33 W3 S11 W13 W3 N41 $
FOP=[YR=2026;ORIG=121,30] W18 S8 E10 S13 W1 S9 E1 S13 W10 S8 E18 N51 $
.

## LAND DESCRIPTION

TOTAL OB/XF 341,435

| 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 | 0100 | C | SFR | 100 | | A-1 | 0.00 | 0.00 | 10.60 | AC | | 1.00 | 1.00 | 1.00 | 11,000.00 | 11,000.00 | 116,600 | | | | | | | |

REVIEW DATE 03/18/2026 BY robin Total Acres: 10.60 Total Land Value: 116,600 Market: 0 Agricultural: 0 Common: 116,600 PRINTED 11/17/2026 BY SYS