

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

**2026**

16-7S-17-10006-107

ELEMENT		CD	CONSTRUCTION		
Exterior Wall	32	HARDIE BRD	100		
Exterior Wall	00	N/A	0		
Roof Structure	08	IRREGULAR	100		
Roof Cover	03	COMP SHNGL	100		
Interior Wall	05	DRYWALL	100		
Interior Floor	13	LAM/VNLPLK	100		
Interior Floor	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	394,300
FGR	1,250	55	2026	688	91,064
FOP	577	30	2026	173	22,898
FOP	764	30	2026	229	30,310
FUS	848	100	2026	848	112,241
TOTALS	6,418			4,917	650,814

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 2026		Heated Area: 3827					HX Base Yr 2026	

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE	650,814		
TOTAL MARKET OB/XF VALUE	341,435		
TOTAL LAND VALUE - MARKET	116,600		
TOTAL MARKET VALUE	1,108,849		
SOH/AGL Deduction	43,660		
ASSESSED VALUE	1,065,189		
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE	1,013,778		
TOTAL JUST VALUE	1,108,849		
NCON VALUE	914,249		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	178,700		

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 / V	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

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	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	

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	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 05/08/2026 BY SYS																								
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