

POTTER KELLY L/POTTER DAVID F
918 SW COUNTY ROAD 778
HIGH SPRINGS, FL 32643

16-7S-17-10006-102

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY																																			
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																																			
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																																	
Exterior Wall	16	WD FR STUC 100								0100	01	4,024	130.5208	146.18	588,228	2011	2011	0	0	21.00	79.00	VALUATION BY								STANDARD																									
Roof Structur	08	IRREGULAR 100								1 SINGLE FAM 100% - 2017										Heated Area: 3151										HX Base Yr 2017										Tax Group: 3								Tax Dist:							
Roof Cover	03	COMP SHNGL 100																		BUILDING MARKET VALUE										464,700																									
Interior Wall	05	DRYWALL 100																		TOTAL MARKET OB/XF VALUE										81,893																									
Interior Floo	12	HARDWOOD 70																		TOTAL LAND VALUE - MARKET										100,130																									
Interior Floo	15	HARDTILE 30																		TOTAL MARKET VALUE										567,984																									
Air Condition	03	CENTRAL 100																		SOH/AGL Deduction										104,334																									
Heating Type	04	AIR DUCTED 100																		ASSESSED VALUE										463,650																									
Bedrooms		3 100																		TOTAL EXEMPTION VALUE										HX HB																									
Bathrooms		3 100																		BASE TAXABLE VALUE										412,928																									
Frame	02	WOOD FRAME 100																		TOTAL JUST VALUE										646,723																									
Stories	1.	1. 100																		NCON VALUE										0																									
Architectual	05	CONV 100								INCOME VALUE																																													
Units		0 100								PREVIOUS YEAR MKT VALUE										656,507																																			
Condition Adj	03	03 100																																																					
Kitchen Adjus	02	02 100																																																					
Quality		07	07																																																				
DOR CODE		5000 IMPROVED AG																																																					
MAP NUM												MKT AREA		02																																									
NEIGHBORHOOD/LOC		16717.010										1.00/																																											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																																		
BAS	3,151	100		3,151	363,884																																																		
FGR	923	55		508	58,665																																																		
FOP	194	30		58	6,698																																																		
FSP	768	40		307	35,453																																																		
TOTALS		5,036			4,024	464,700																																																	
EXTRA FEATURES		918 SW COUNTY ROAD 778 , 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	0	0	344.00	UT	2.00	2.00	100	2011	2011	3	100	688																																							
2	0280	POOL R/CON	0	100	0	0	457.00	UT	70.00	70.00	100	2011	2011	3	68	21,753																																							
3	0260	PAVEMENT-A	0	100	0	0	7,240.00	UT	1.30	1.30	100	2011	2011	3	100	9,412																																							
4	0327	STABLES-SM	0	100	0	0	1,640.00	UT	8.00	8.00	100	2013	2013	3	100	13,120																																							
5	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	1,200																																							
6	0210	GARAGE U	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	35,720																																							
LAND DESCRIPTION		TOTAL OB/XF																		81,893																																			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	2.00	AC		1.00	1.00	1.00	9,500.00	9,500.00	19,000																																						
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	8.54	AC		1.00	1.00	1.00	280.00	280.00	2,391																																						
3	9910	M	MKT. VAL. AG	0		A-1	0.00	0.00	8.54	AC		1.00	1.00	1.00	9,500.00	9,500.00	81,130																																						
REVIEW DATE		12/17/2019		BY	KR	Total Acres: 10.54		Total Land Value: 21,391		Market: 81,130		Agricultural: 2,391		Common: 19,000		PRINTED 11/18/2025 BY SYS																																							