COMM AT NW COR OF SEC, RUN S 80.
OF C R 778, E ALONG R/W 698.08 F
FOR POB, CONT S 652.01 FT, W 698

MCGILL OCTAVIOUS
PO BOX 18458
WEST PALM BEACH, FL 33416

2026

16-7S-17-10006-109

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

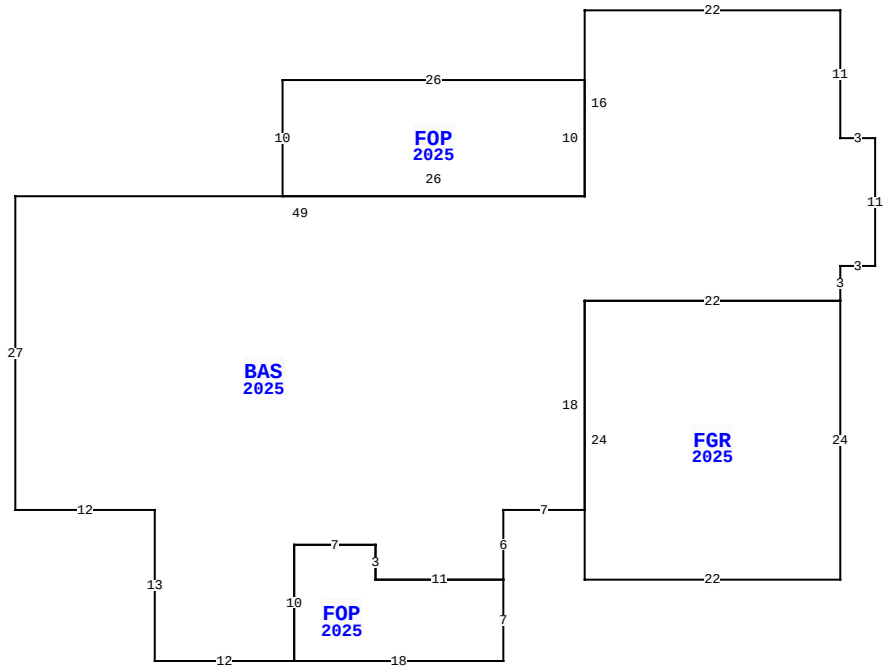
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		4 100
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	2,149	100	2025	2,149	286,873
FGR	528	55	2025	290	38,713
FOP	147	30	2025	44	5,874
FOP	260	30	2025	78	10,413
TOTALS	3,084			2,561	341,872

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,561	120.3930	134.84	345,325	2024	2024	0	0	0	1.00	99.00

1 SINGLE FAM 0% - 2025 Heated Area: 2149 HX Base Yr



620 SW STERLING TER, HIGH SPRINGS

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	341,872
TOTAL MARKET OB/XF VALUE	1,200
TOTAL LAND VALUE - MARKET	99,275
TOTAL MARKET VALUE	442,347
SOH/AGL Deduction	0
ASSESSED VALUE	442,347
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	442,347
TOTAL JUST VALUE	442,347
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	445,800

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047120	New Residential C	461,000	05/02/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1450/588	9/23/2021	WD	Q	V	01	170,000
GRANTOR: MARTIN MICHAEL DELL						
GRANTEE: MCGILL OCTAVIOUS						
0994/2491	9/16/2003	WD	Q	V		44,300
GRANTOR: SUMMERS						
GRANTEE: MICHAEL & ANJA MART						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=80,10] W22 S16 W49 S27 E12 S13 E12 N10 E7
S3 E11 N6 E7 N18 E22 N3 E3 N11 W3 N11 $
FGR=[YR=2025;ORIG=58,35] E22 S24 W22 N24 $
FOP=[YR=2025;ORIG=32,16] E26 S10 W26 N10 $
FOP=[YR=2025;ORIG=51,59] W11 N3 W7 S10 E18 N7 $
.

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	0166	CONC,PAVMT	0	0	0	0	400.00	UT	3.00	3.00	100	2025	2024		100	1,200	

LAND DESCRIPTION

TOTAL OB/XF 1,200

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	0		A-1	0.00	0.00	10.45	AC		1.00	1.00	1.00	9,500.00	9,500.00	99,275							

REVIEW DATE 11/15/2024 BY HC Total Acres: 10.45 Total Land Value: 99,275 Market: 0 Agricultural: 0 Common: 99,275 PRINTED 09/30/2025 BY SYS