AKA LOT 13 SUMMER'S ACRES UNR:
COMM NW COR, RUN S 80.15 FT TO
S R/W CR-778 FOR POB, RUN E

BING TERRYNCE L/BING ALBERTA M
P O BOX 2595
HIGH SPRINGS, FL 32655-2595

2026

16-7S-17-10006-113

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

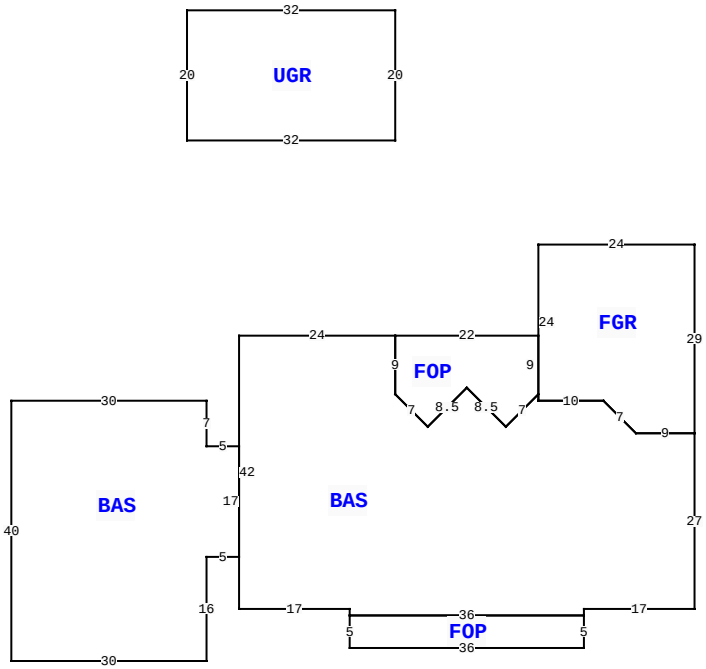
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	07	07
DOR CODE	0100	SINGLE FAMILY
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	1,285	100		1,285	141,334
BAS	2,432	100		2,432	267,490
FGR	634	55		349	38,385
FOP	180	30		54	5,940
FOP	247	30		74	8,139
UGR	640	45		288	31,677
TOTALS	5,418			4,482	492,965

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	4,482	125.9060	141.01	632,007	2003	2003	0	0	0	22.00	78.00

1 SINGLE FAM 100% - 2004 Heated Area: 3717 HX Base Yr 2004



1040 SW COUNTY ROAD 778 , 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		492,965
TOTAL MARKET OB/XF VALUE		4,708
TOTAL LAND VALUE - MARKET		99,275
TOTAL MARKET VALUE		596,948
SOH/AGL Deduction		158,732
ASSESSED VALUE		438,216
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		387,494
TOTAL JUST VALUE		596,948
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		603,269

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046302	Roof Replacement	4,000	01/19/2023
37970	ADDN SFR	493	04/09/2019
21004	GARAGE	115	08/21/2003
20414	SFR	419	02/13/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0969/2159	12/10/2002	WD	Q	V		45,000

GRANTOR: SANDRA SUMMERS
GRANTEE: TERRYNCE & ALBERTA

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W24 S42 E17 S1 E36 N1 E17 N27 W9 U5L5 W10 N1 D5L5 U6L6 D6L6 U5L5 N9 $
BAS=[ORIG=-24,17] W5 N7 W30 S40 E30 N16 E5 N17 $
UGR=[ORIG=0,-30] N20 W32 S20 E32 $
FGR=[ORIG=46,15] N29 W24 S24 E10 D5R5 E9 $
FOP=[ORIG=22,9] N9 W22 S9 D5R5 U6R6 D6R6 U5R5 $
FOP=[ORIG=-7,43] S5 E36 N5 W36 $
.

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	0166	CONC,PAVMT	0	100	0	0	1,654.00	UT	2.00	2.00	100	2003	2003	3	100	3,308	
2	0297	SHED CONCR	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	1,400	

LAND DESCRIPTION

TOTAL OB/XF 4,708

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	10.45	AC		1.00	1.00	1.00	9,500.00	9,500.00	99,275							

REVIEW DATE 03/30/2023 BY jerry Total Acres: 10.45 Total Land Value: 99,275 Market: 0 Agricultural: 0 Common: 99,275 PRINTED 11/19/2025 BY SYS