

COMM NE COR OF SE1/4 OF NW1/4, R
FOR POB, CONT S 865.36 FT, W 91.
FT, W 569.31 FT, N 917.82 FT, E

SUMNER JOSHUA D/SUMNER AMY L
796 SW ACIE JAMES RD
HIGH SPRINGS, FL 32643

2026

21-7S-17-10034-005



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	32	HARDIE BRD 100			
Roof Structur	08	IRREGULAR 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floo	15	HARDTILE 100			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms	4	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			5000	IMPROVED AG	
MAP NUM		MKT AREA		02	
NEIGHBORHOOD/LOC			21717.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,088	100		3,088	410,877
FGR	576	55		317	42,179
FOP	252	30		76	10,112
FOP	258	30		77	10,246
FOP	348	30		104	13,838
FUS	336	100		336	44,707
TOTALS	4,858			3,998	531,958

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	3,998	132.0000	147.84	591,064	2015	2015	0	0	10.00	90.00
1 SINGLE FAM 100% - 2018 Heated Area: 3424 HX Base Yr 2018											
BLD DATE XF DATE INC DATE											
LGL DATE LAND DATE AG DATE											
02/28/2022 MLU											

COLUMBIA COUNTY PROPERTY					PAGE 1 of 1	3
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 3		Tax Dist:				
BUILDING MARKET VALUE				531,958		
TOTAL MARKET OB/XF VALUE				39,646		
TOTAL LAND VALUE - MARKET				240,525		
TOTAL MARKET VALUE				591,894		
SOH/AGL Deduction				182,507		
ASSESSED VALUE				409,387		
TOTAL EXEMPTION VALUE		HX HB		50,722		
BASE TAXABLE VALUE				358,665		
TOTAL JUST VALUE				812,129		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				819,148		
SALE:1:1: 13.84 AC @ \$1000 PER AC - MKT=\$1600 PER						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100
2	0280	POOL R/CON	0	100	16	33	528.00	UT	70.00	70.00	100
3	0166	CONC, PAVMT	0	100	20	24	480.00	UT	2.00	2.00	100
4	0040	BARN, POLE	0	100	36	36	1,296.00	UT	3.00	3.00	100
5	0166	CONC, PAVMT	0	100	10	20	200.00	UT	2.00	2.00	100
6	9946	Well	0	100	0	0	1.00	UT	4,000.00	4,000.00	100
TOTAL OB/XF 39,646											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	0100	C	SFR	100		A-1	0.00	0.00	1.00	AC	1.00
2	5600	A	TIMBER 3	0		A-1	0.00	0.00	31.95	AC	1.00
3	6200	A	PASTURE 3	0		A-1	0.00	0.00	14.00	AC	1.00
4	5500	A	TIMBER 2	0		A-1	0.00	0.00	6.50	AC	1.00
5	9910	M	MKT. VAL. AG	0			0.00	0.00	52.45	AC	1.00
TOTAL OB/XF 39,646											
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L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	0100	C	SFR	100		A-1	0.00	0.00	1.00	AC	1.00
2	5600	A	TIMBER 3	0		A-1	0.00	0.00	31.95	AC	1.00
3	6200	A	PASTURE 3	0		A-1	0.00	0.00	14.00	AC	1.00
4	5500	A	TIMBER 2	0		A-1	0.00	0.00	6.50	AC	1.00
5	9910	M	MKT. VAL. AG	0			0.00	0.00	52.45	AC	1.00
TOTAL OB/XF 39,646											