

COMM SW COR OF SEC, RUN E 100 FT
 US-441, N ALONG R/W 570.05 FT, E
 FOR POB, RUN N 701.41 FT, E 310.

THUNE DANA/THUNE TERESE
 361 SE SUNSET GLEN
 HIGH SPRINGS, FL 32643

2026

03-7S-17-09879-013


BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY																																																										
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																																																								
																				VALUATION BY Tax Group: 3 Tax Dist: STANDARD BUILDING MARKET VALUE TOTAL MARKET OB/XF VALUE 14,200 TOTAL LAND VALUE - MARKET 65,130 TOTAL MARKET VALUE 79,330 SOH/AGL Deduction 8,600 ASSESSED VALUE 70,730 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 70,730 TOTAL JUST VALUE 79,330 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 64,300																																																										
																				PERMIT NUM DESCRIPTION AMT ISSUED 000048867 New Residential C 90 08/21/2024																																																										
																				SALES DATA <table border="1"> <thead> <tr> <th>OFF RECORD Number</th> <th>DATE</th> <th>TYPE INST</th> <th>Q U</th> <th>V I</th> <th>RSN CD</th> <th>SALE PRICE</th> </tr> </thead> <tbody> <tr> <td>1494/1716</td> <td>7/05/2023</td> <td>WD Q</td> <td>I</td> <td>03</td> <td></td> <td>87,000</td> </tr> <tr> <td colspan="7">GRANTOR: SOLID GROUND SALES, L</td> </tr> <tr> <td colspan="7">GRANTEE: THUNE DANA</td> </tr> <tr> <td>1494/1711</td> <td>7/05/2023</td> <td>WD U</td> <td>I</td> <td>37</td> <td></td> <td>75,000</td> </tr> <tr> <td colspan="7">GRANTOR: SHEPARDSON HOWARD A</td> </tr> <tr> <td colspan="7">GRANTEE: SOLID GROUND SALES,</td> </tr> </tbody> </table>										OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	1494/1716	7/05/2023	WD Q	I	03		87,000	GRANTOR: SOLID GROUND SALES, L							GRANTEE: THUNE DANA							1494/1711	7/05/2023	WD U	I	37		75,000	GRANTOR: SHEPARDSON HOWARD A							GRANTEE: SOLID GROUND SALES,						
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EXTRA FEATURES										361 SE SUNSET GLN, 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	9945	Well/Sept	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000																																																															
2	0294	SHED WOOD/	0	0	0	1.00	UT	7,200.00	7,200.00	100	2024	2023		100	7,200																																																															
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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	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV																																																						
1	0700	C	MISC RES	0		A-1	310.00	707.00	5.01	AC		1.00	1.00	1.00	13,000.00	13,000.00	65,130																																																													
REVIEW DATE 08/25/2023 BY JB Total Acres: 5.01 Total Land Value: 65,130 Market: 0 Agricultural: 0 Common: 65,130 PRINTED 05/08/2026 BY SYS																																																																														