

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 STANDARD Tax Group: 3 Tax Dist: BUILDING MARKET VALUE 0 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											
DOR CODE 0700 MISC IMPROVED																				PERMIT NUM 000048867 DESCRIPTION New Residential C AMT 90 ISSUED 08/21/2024											
MAP NUM NEIGHBORHOOD/LOC 3717.00 1.00/																															
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																										
TOTALS																				BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 05/06/2026 MLU											
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																
LAND DESCRIPTION										TOTAL OB/XF 14,200																					
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 06/23/2026 BY SYS																															

COLUMBIA COUNTY PROPERTY			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048867	New Residential C	90	08/21/2024

SALES DATA						
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,						

BUILDING NOTES

BUILDING DIMENSIONS