AKA LOT 1 SUMMERS ACRES UNREC: (
COR, RN S 80.15 FT TO S R/W CR-7
1285.10 FT FOR POB, CONT E 581.0

EMRICK TRUST UNDER TRUST DATED MAY 15, 1991
P O BOX 909
HIGH SPRINGS, FL 32655

2027

16-7S-17-10006-101

BUILDING CHARACTERISTICS

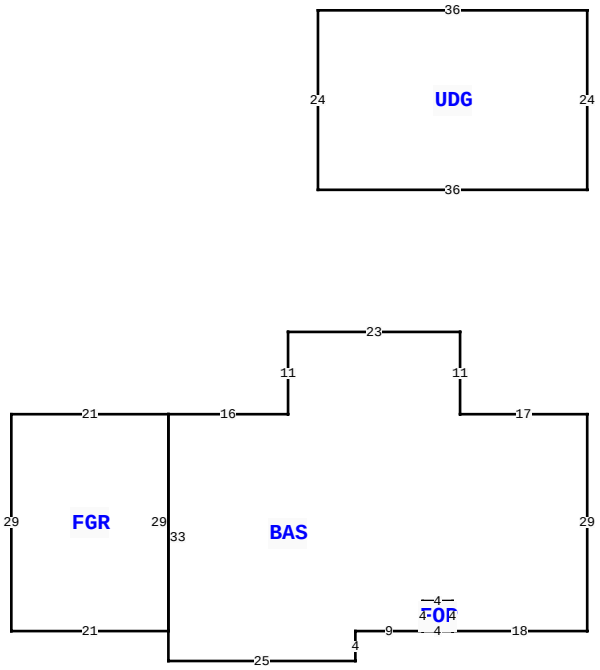
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	07	07
DOR CODE	5000	IMPROVED AG
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	1,961	100		1,961	198,708
FGR	609	55		335	33,945
FOP	16	30		5	507
UDG	864	55		475	48,132
TOTALS	3,450			2,776	281,292

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,776	128.8320	141.72	393,415	2006	2006	0	0	0	28.50	71.50

1 SINGLE FAM 100% - 2007 Heated Area: 1961 HX Base Yr 2007



776 SW COUNTY ROAD 778 , HIGH SPRINGS

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	281,292
TOTAL MARKET OB/XF VALUE	17,889
TOTAL LAND VALUE - MARKET	110,000
TOTAL MARKET VALUE	314,186
SOH/AGL Deduction	65,121
ASSESSED VALUE	249,065
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	197,654
TOTAL JUST VALUE	409,181
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	414,282

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21571	SFR	590	03/02/2004
21572	GARAGE	278	03/02/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0981/1147	4/22/2003	WD	Q	V		82,000

GRANTOR: SANDRA SUMMERS-VARNER

GRANTEE: DONALD EUGENE JR &

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W17 N11 W23 S11 W16 FGR= W21 S29 E21 N29$ S33 E25 N4 E9
FOP= E4 N4 W4 S4$ N4 E4 S4 E18 N29$ PTR= N30 UDG= N24 W36 S24
E36$ S30$.

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	100	0	0	828.00	UT	3.00	3.00	100	2006	2006	3	100	2,484	
2	0260	PAVEMENT-A	0	100	10	667	6,670.00	UT	1.50	1.50	100	2006	2006	3	100	10,005	
3	0030	BARN,MT	0	0	20	30	600.00	UT	9.00	9.00	100	2010	2010	3	100	5,400	

LAND DESCRIPTION

TOTAL OB/XF 17,889

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	100			0.00	0.00	1.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	11,000							
2	5500	A	TIMBER 2	0		A-1	0.00	0.00	9.00	AC		1.00	1.00	1.00	445.00	445.00	4,005							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	9.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	99,000							

REVIEW DATE 12/06/2017 BY BC Total Acres: 10.00 Total Land Value: 15,005 Market: 99,000 Agricultural: 4,005 Common: 11,000 PRINTED 11/17/2026 BY SYS