AKA LOT 2 SUMMER'S ACRES UNR:
COMM NW COR, RUN S 80.15 FT TO
S R/W CR-778, RUN E ALONG R/W

POTTER KELLY L/POTTER DAVID F
918 SW COUNTY ROAD 778
HIGH SPRINGS, FL 32643

2027

16-7S-17-10006-102

BUILDING CHARACTERISTICS

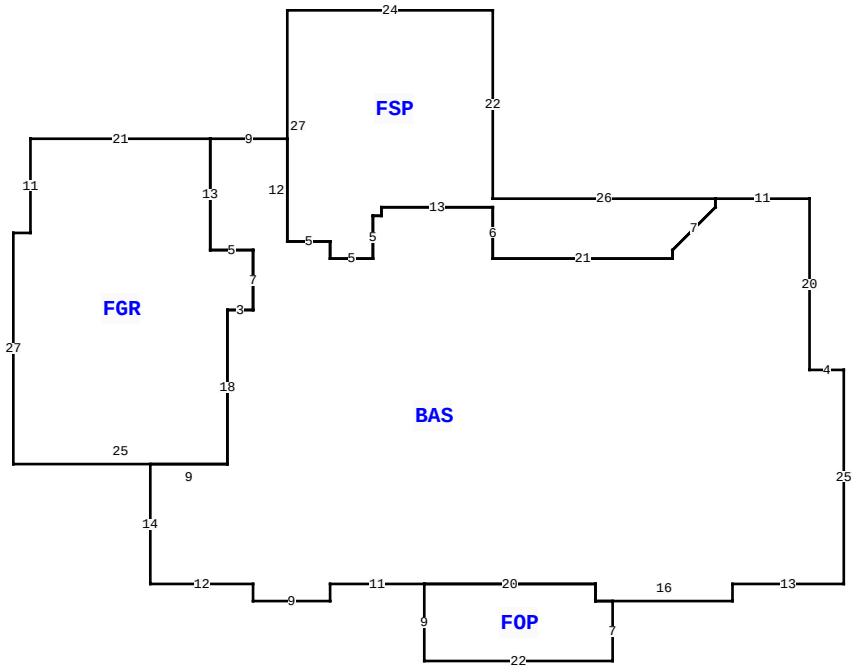
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	02	02 100
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	3,151	100		3,151	357,387
FGR	923	55		508	57,618
FOP	194	30		58	6,578
FSP	768	40		307	34,820
TOTALS	5,036			4,024	456,404

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	4,024	130.5208	143.57	577,726	2011	2011	0	0	0	21.00	79.00

1 SINGLE FAM 100% - 2017 Heated Area: 3151 HX Base Yr 2017



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

918 SW COUNTY ROAD 778 , HIGH SPRINGS

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	456,404
TOTAL MARKET OB/XF VALUE	81,893
TOTAL LAND VALUE - MARKET	115,940
TOTAL MARKET VALUE	562,688
SOH/AGL Deduction	86,585
ASSESSED VALUE	476,103
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	424,692
TOTAL JUST VALUE	654,237
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	662,533

PERMIT NUM	DESCRIPTION	AMT	ISSUED
29270	POOL ENCL	75	03/24/2011
29066	POOL	275	12/14/2010
28947	SFR	1,441	10/19/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1311/1645	3/17/2016	WD	Q	I	01	585,000
GRANTOR: KENNETH C & BARBARA J						
GRANTEE: KELLY L & DAVID F P						
1197/2087	7/13/2010	WD	Q	V	01	130,000
GRANTOR: ALLAN E MINCEY HR						
GRANTEE: KENNETH C & BARBARA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W11 FSP= W26 N22 W24 S27 E5 S2 E5 N5 E1 N1 E13 S6 E21 N1 R5 U5 N1$ S1 D5 L5 S1 W21 N6 W13 S1 W1 S5 W5 N2 W5 N12 W9 FGR= W21 S11 W2 S27 E25 N18 E3 N7 W5 N13$ S13 E5 S7 W3 S18 W9 S14 E12 S2 E9 N2 E11 FOP= S9 E22 N7 W2 N2 W20$ E20 S2 E16 N2 E13 N25 W4 N20$.

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	344.00	UT	2.00	2.00	100	2011	2011	3	100	688	
2	0280	POOL R/CON	0	100	0	0	457.00	UT	70.00	70.00	100	2011	2011	3	68	21,753	
3	0260	PAVEMENT-A	0	100	0	0	7,240.00	UT	1.30	1.30	100	2011	2011	3	100	9,412	
4	0327	STABLES-SM	0	100	0	0	1,640.00	UT	8.00	8.00	100	2013	2013	3	100	13,120	
5	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	1,200	
6	0210	GARAGE U	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	35,720	

LAND DESCRIPTION

TOTAL OB/XF 81,893

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		A-1	0.00	0.00	2.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	22,000							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	8.54	AC		1.00	1.00	1.00	280.00	280.00	2,391							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	8.54	AC		1.00	1.00	1.00	11,000.00	11,000.00	93,940							

REVIEW DATE 12/17/2019 BY KR Total Acres: 10.54 Total Land Value: 24,391 Market: 93,940 Agricultural: 2,391 Common: 22,000 PRINTED 11/17/2026 BY SYS