

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

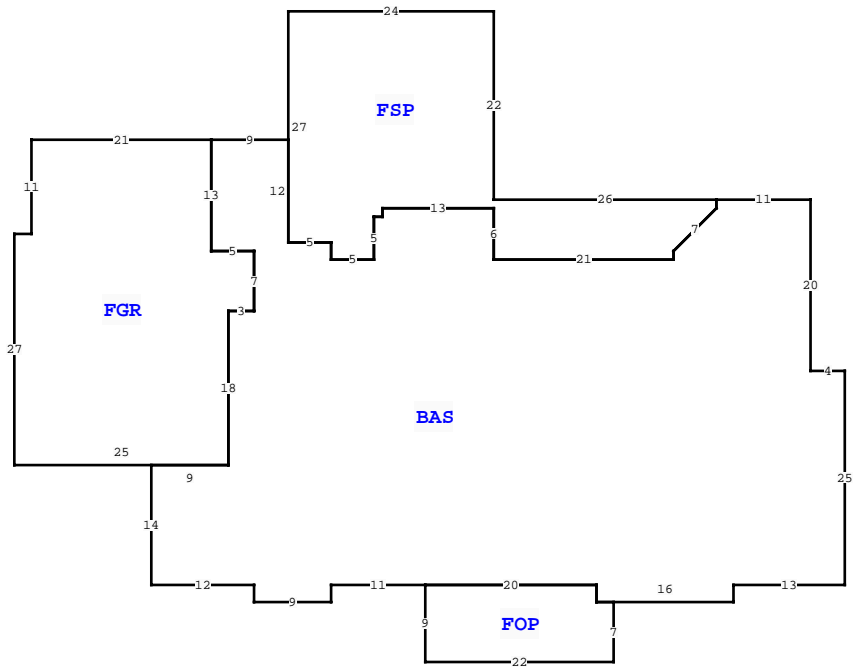
POTTER KELLY L/POTTER DAVID F
 918 SW COUNTY ROAD 778
 HIGH SPRINGS, FL 32643

2026

16-7S-17-10006-102


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	12	HARDWOOD	70
Interior Floor	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
BAS	3,151	100	
FGR	923	55	
FOP	194	30	
FSP	768	40	
TOTALS	5,036		
			4,024
			464,700

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	146.18	588,228	2011	2011	0	0	0	21.00	79.00		
1 SINGLE FAM 100% - 2017 Heated Area: 3151 HX Base Yr 2017														



COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 3	Tax Dist:			
BUILDING MARKET VALUE	464,700			
TOTAL MARKET OB/XF VALUE	81,893			
TOTAL LAND VALUE - MARKET	115,940			
TOTAL MARKET VALUE	570,984			
SOH/AGL Deduction	108,678			
ASSESSED VALUE	462,306			
TOTAL EXEMPTION VALUE	HX HB	51,411		
BASE TAXABLE VALUE	410,895			
TOTAL JUST VALUE	662,533			
NCON VALUE	0			
INCOME VALUE				
PREVIOUS YEAR MKT VALUE	656,507			

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						

EXTRA FEATURES																
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	0166	CONC, PAVMT	0	100	0	0	0		344.00	UT	2.00			100	688	
2	0280	POOL R/CON	0	100	0	0	0		457.00	UT	70.00			100	21,753	
3	0260	PAVEMENT-A	0	100	0	0	0		7,240.00	UT	1.30			100	9,412	
4	0327	STABLES-SM	0	100	0	0	0		1,640.00	UT	8.00			100	13,120	
5	0252	LEAN-TO W/	0	100	0	0	0		1.00	UT	0.00			100	1,200	
6	0210	GARAGE U	0	100	0	0	0		1.00	UT	0.00			100	35,720	
														TOTAL OB/XF	81,893	

LAND DESCRIPTION														TOTAL OB/XF										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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							