

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

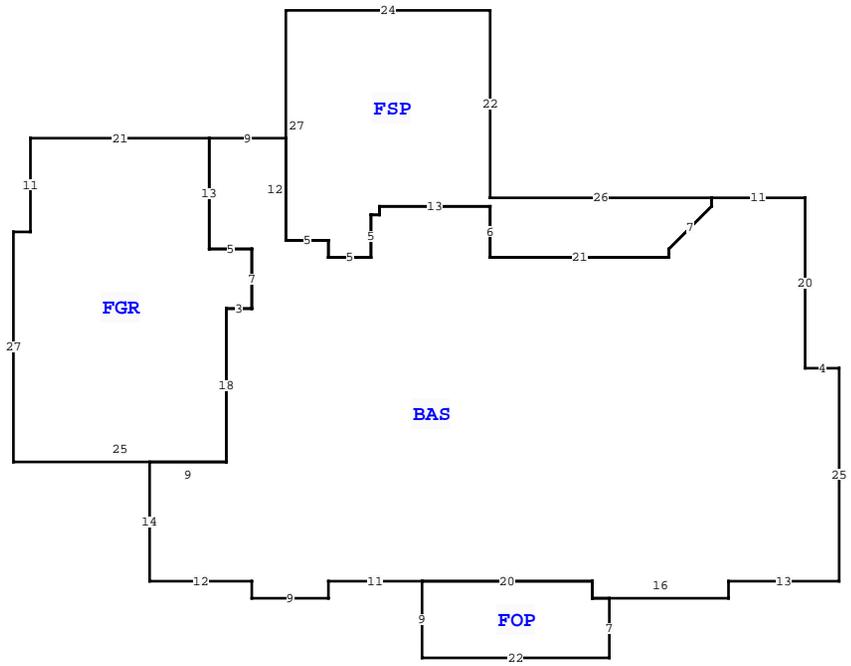
POTTER KELLY L/POTTER DAVID F
 918 SW COUNTY ROAD 778
 HIGH SPRINGS, FL 32643

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 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
BAS	3,151	100	
FGR	923	55	
FOP	194	30	
FSP	768	40	
TOTALS	5,036		

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	148.79	598,731	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			472,997	
TOTAL MARKET OB/XF VALUE			81,893	
TOTAL LAND VALUE - MARKET			115,940	
TOTAL MARKET VALUE			579,281	
SOH/AGL Deduction			116,975	
ASSESSED VALUE			462,306	
TOTAL EXEMPTION VALUE			51,411	
BASE TAXABLE VALUE			410,895	
TOTAL JUST VALUE			670,830	
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	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										
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							

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

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\$.	