AKA LOT 8 SUMMERS ACRES UNREC:
COMM NW COR, RUN S 80.15 FT TO
S R/W OC CR-778, E ALONG R/W

EMANUEL GEORGE T
736 SW STERLING TERR
HIGH SPRINGS, FL 32643

2026

16-7S-17-10006-108

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 80
Exterior Wall	20	FACE BRICK 20
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	07	07

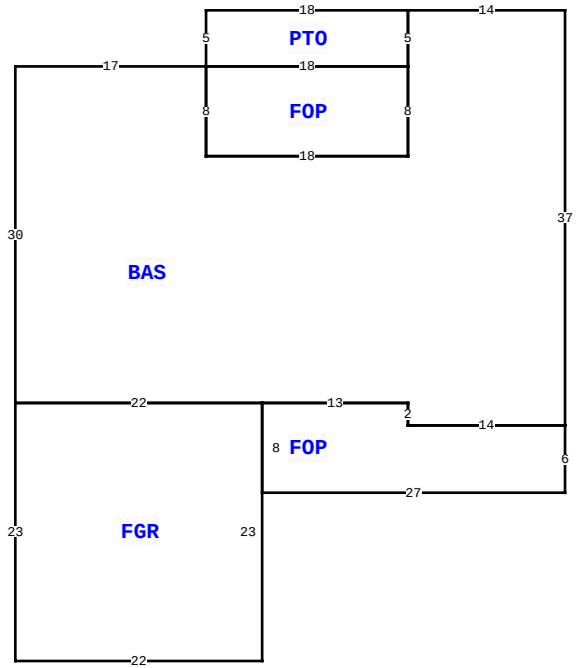
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 16717.010 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,424	100		1,424	170,762
FGR	506	55		278	33,337
FOP	144	30		43	5,156
FOP	188	30		56	6,715
PTO	90	5		4	480
TOTALS	2,352			1,805	216,450

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,805	128.2842	146.24	263,963	2007	2007	0	0	0	18.00	82.00

1 SINGLE FAM 100% - 2009 Heated Area: 1424 HX Base Yr 2009



736 SW STERLING TER, HIGH SPRINGS

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		216,450
TOTAL MARKET OB/XF VALUE		50,468
TOTAL LAND VALUE - MARKET		110,000
TOTAL MARKET VALUE		376,918
SOH/AGL Deduction		244,997
ASSESSED VALUE		131,921
TOTAL EXEMPTION VALUE	VP HX HB VX	92,019
BASE TAXABLE VALUE		39,902
TOTAL JUST VALUE		376,918
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		360,722

PERMIT NUM	DESCRIPTION	AMT	ISSUED
25576	SFR	540	02/28/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1107/2620	1/10/2007	WD	Q	V		140,000

GRANTOR: HOLLY QUEEN
GRANTEE: GEORGE T EMANUEL

0980/2240	4/16/2003	WD	Q	V		43,800

GRANTOR: SANDRA SUMMERS
GRANTEE: HOLLY QUEEN

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W14 PTO= W18 S5 E18 N5$ S5 FOP= W18 S8 E18 N8$ S8 W18 N8 W17 S30 FGR= S23 E22 N23 W22$ E22 FOP= S8 E27 N6 W14 N2 W13$ E13 S2 E14 N37$.

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	756.00	UT	3.00	3.00	100	2007	2007	3	100	2,268	
2	0260	PAVEMENT-A	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	3,200	
3	0010	BARN,BLK	0	0	60	40	2,400.00	UT	15.00	15.00	100	2010	2010	3	100	36,000	
4	0262	PRCH,FOP	0	100	15	60	900.00	UT	10.00	10.00	100	2010	2010	3	100	9,000	

LAND DESCRIPTION

TOTAL OB/XF 50,468

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	10.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	110,000							

REVIEW DATE 12/06/2017 BY BC Total Acres: 10.00 Total Land Value: 110,000 Market: 0 Agricultural: 0 Common: 110,000 PRINTED 05/08/2026 BY SYS