

AKA LOT 12 SUMMER'S ACRES S/D UN  
COR, RUN S 80.15 FT TO S R/W CR-  
R/W 698.08 FT, S 652.02 FT FOR P

PEDEN NICHOLAS D/PEDEN MELODY K  
296 SW STERLING TER  
HIGH SPRINGS, FL 32643

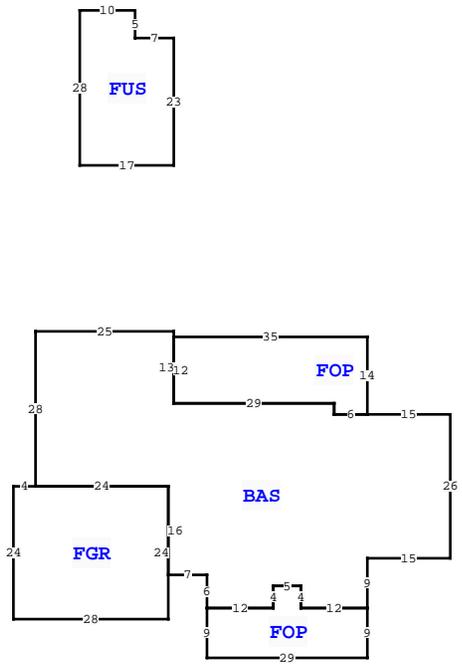
2026

16-7S-17-10006-112



ELEMENT		CD	CONSTRUCTION		
Exterior Wall	32	HARDIE BRD	100		
Roof Structur	08	IRREGULAR	100		
Roof Cover	03	COMP SHNGL	100		
Interior Wall	05	DRYWALL	100		
Interior Floo	12	HARDWOOD	80		
Interior Floo	15	HARDTILE	20		
Air Condition	03	CENTRAL	100		
Heating Type	04	AIR DUCTED	100		
Bedrooms		3	100		
Bathrooms		2.5	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	2,333	100		2,333	276,516
FGR	672	55		370	43,854
FOP	281	30		84	9,956
FOP	432	30		130	15,408
FUS	441	100		441	52,269
TOTALS	4,159			3,358	398,004

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	3,358	123.7720	141.10	473,814	2009	2009	0	0	16.00	84.00
1 SINGLE FAM 100% - 2010 Heated Area: 2774 HX Base Yr 2010											



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			398,004
TOTAL MARKET OB/XF VALUE			2,000
TOTAL LAND VALUE - MARKET			114,950
TOTAL MARKET VALUE			514,954
SOH/AGL Deduction			274,773
ASSESSED VALUE			240,181
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			188,770
TOTAL JUST VALUE			514,954
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			496,938

PERMIT NUM	DESCRIPTION	AMT	ISSUED
27895	SFR	1,136	06/19/2009

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1545/99	7/18/2025	LE	U	I	14	0
GRANTOR: PEDED NICHOLAS D (LIF)						
GRANTEE: PEDED FAMILY TRUST						
0979/0442	3/26/2003	WD	Q	V		42,000
GRANTOR: SANDRA SUMMERS-VARNER						
GRANTEE: NICHOLAS D & MELODY						

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	0180	FPLC 1STRY	0	100	0	1.00	UT	2,000.00	2,000.00	100	2009	2009	3	100	2,000	

296 SW STERLING TER, HIGH SPRINGS

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

**BUILDING DIMENSIONS**  
BAS= W25 S28 FGR= W4 S24 E28 N24 W24\$ E24 S16 E7 S6 FOP= S9 E29 N9 W12 N4 W5 S4 W12\$ E12 N4 E5 S4 E12 N9 E15 N26 W15 FOP= N14 W35 S12 E29 S2 E6\$ W6 N2 W29 N13\$ PTR= N30 FUS= N23 W7 N5 W10 S28 E17\$ S30\$.

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	10.45	AC		1.00	1.00	1.00	11,000.00	11,000.00	114,950							