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

2027

16-7S-17-10006-112

BUILDING CHARACTERISTICS

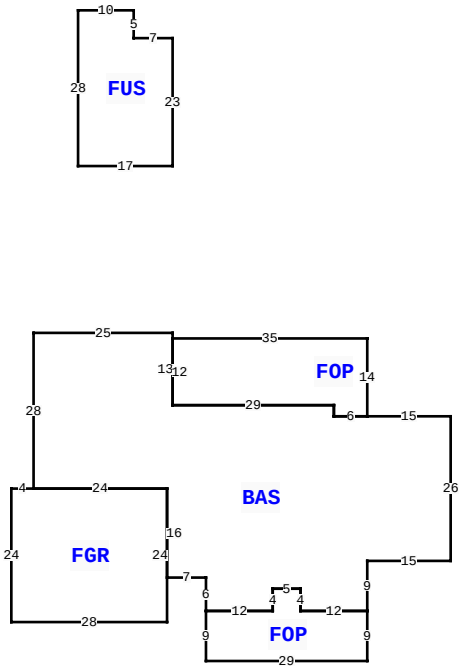
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	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	266,816
FGR	672	55		370	42,316
FOP	281	30		84	9,607
FOP	432	30		130	14,868
FUS	441	100		441	50,435
TOTALS	4,159			3,358	384,041

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	136.15	457,192	2009	2009	0	0	0	16.00	84.00

1 SINGLE FAM 100% - 2010 Heated Area: 2774 HX Base Yr 2010



296 SW STERLING TER, HIGH SPRINGS

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

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		384,041
TOTAL MARKET OB/XF VALUE		2,000
TOTAL LAND VALUE - MARKET		114,950
TOTAL MARKET VALUE		500,991
SOH/AGL Deduction		253,605
ASSESSED VALUE		247,386
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		195,975
TOTAL JUST VALUE		500,991
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		507,958

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: PEDEN NICHOLAS D (LIF						
GRANTEE: PEDEN FAMILY TRUST						
0979/0442	3/26/2003	WD	Q	V		42,000
GRANTOR: SANDRA SUMMERS-VARNER						
GRANTEE: NICHOLAS D & MELODY						

BUILDING NOTES

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 2,000

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

REVIEW DATE 12/11/2017 BY BC Total Acres: 10.45 Total Land Value: 114,950 Market: 0 Agricultural: 0 Common: 114,950 PRINTED 11/17/2026 BY SYS