AKA LOT 13 SUMMER'S ACRES UNR:
COMM NW COR, RUN S 80.15 FT TO
S R/W CR-778 FOR POB, RUN E

BING TERRYNCE L/BING ALBERTA M
P O BOX 2595
HIGH SPRINGS, FL 32655-2595

2027

16-7S-17-10006-113

BUILDING CHARACTERISTICS

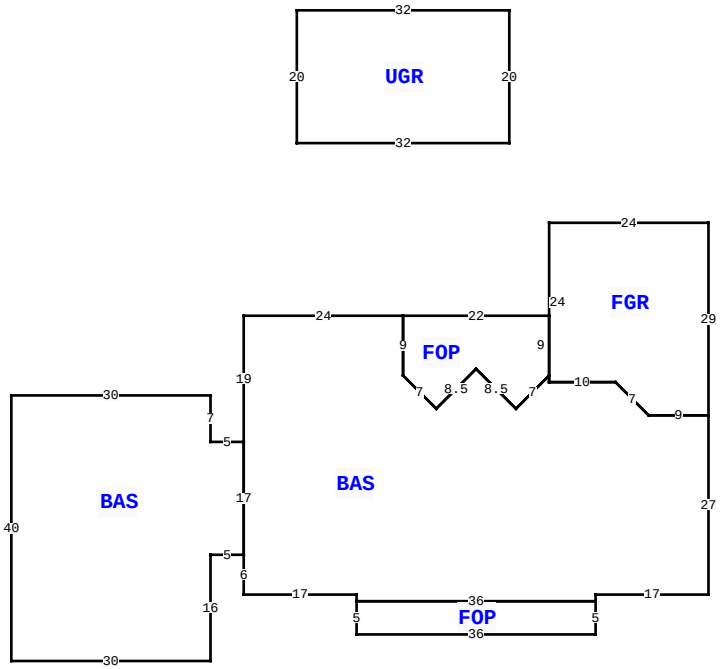
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
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	1,285	100		1,285	138,819
BAS	2,432	100		2,432	262,729
FGR	634	55		349	37,703
FOP	180	30		54	5,834
FOP	247	30		74	7,994
UGR	640	45		288	31,113
TOTALS	5,418			4,482	484,190

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	4,482	125.9060	138.50	620,757	2003	2003	0	0	0	22.00	78.00

1 SINGLE FAM 100% - 2004 Heated Area: 3717 HX Base Yr 2004



1040 SW COUNTY ROAD 778 , HIGH SPRINGS

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	484,190
TOTAL MARKET OB/XF VALUE	4,708
TOTAL LAND VALUE - MARKET	114,950
TOTAL MARKET VALUE	603,848
SOH/AGL Deduction	153,801
ASSESSED VALUE	450,047
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	398,636
TOTAL JUST VALUE	603,848
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	612,623

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046302	Roof Replacement	4,000	01/19/2023
37970	ADDN SFR	493	04/09/2019
21004	GARAGE	115	08/21/2003
20414	SFR	419	02/13/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0969/2159	12/10/2002	WD	Q	V		45,000

GRANTOR: SANDRA SUMMERS

GRANTEE: TERRYNCE & ALBERTA

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=-53,-2] W24 S19 S17 S6 E17 S1 E36 N1 E17 N27 W9
U5L5 W10 N1 D5L5 U6L6 D6L6 U5L5 N9 $
BAS=[ORIG=-77,17] W5 N7 W30 S40 E30 N16 E5 N17 $
UGR=[ORIG=-37,-28] N20 W32 S20 E32 $
FGR=[ORIG=-7,13] N29 W24 S24 E10 D5R5 E9 $
FOP=[ORIG=-31,7] N9 W22 S9 D5R5 U6R6 D6R6 U5R5 $
FOP=[ORIG=-60,41] S5 E36 N5 W36 $
.

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	1,654.00	UT	2.00	2.00	100	2003	2003	3	100	3,308	
2	0297	SHED CONCR	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	1,400	

LAND DESCRIPTION

TOTAL OB/XF 4,708

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 03/30/2023 BY jerry Total Acres: 10.45 Total Land Value: 114,950 Market: 0 Agricultural: 0 Common: 114,950 PRINTED 11/17/2026 BY SYS