COMM NE COR OF SE1/4 OF NW1/4, R
FOR POB, CONT S 865.36 FT, W 91.
FT, W 569.31 FT, N 917.82 FT, E

SUMNER JOSHUA D/SUMNER AMY L
796 SW ACIE JAMES RD
HIGH SPRINGS, FL 32643

2027

21-7S-17-10034-005

BUILDING CHARACTERISTICS

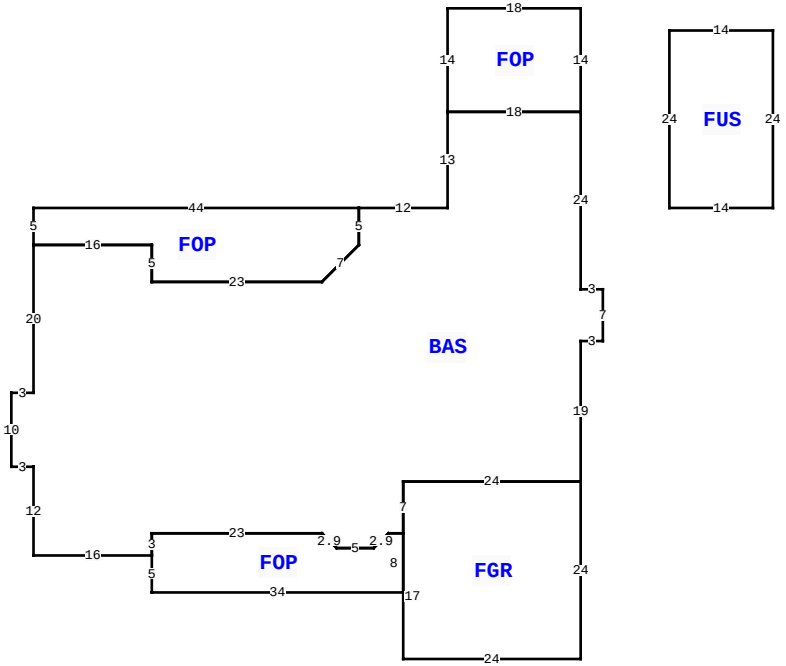
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	07	07
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	21717.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,088	100		3,088	403,540
FGR	576	55		317	41,425
FOP	252	30		76	9,932
FOP	258	30		77	10,062
FOP	348	30		104	13,591
FUS	336	100		336	43,908
TOTALS	4,858			3,998	522,459

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,998	132.0000	145.20	580,510	2015	2015	0	0	0	10.00	90.00

1 SINGLE FAM 100% - 2018 Heated Area: 3424 HX Base Yr 2018



810 SW ACIE JAMES RD, HIGH SPRINGS

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2015	2015	3	100	1,200	
2	0280	POOL R/CON	0	100	16	33	528.00	UT	70.00	70.00	100	2015	2015	3	79	29,198	
3	0166	CONC,PAVMT	0	100	20	24	480.00	UT	2.00	2.00	100	2015	2015	3	100	960	
4	0040	BARN,POLE	0	100	36	36	1,296.00	UT	3.00	3.00	100	2017	2017	3	100	3,888	
5	0166	CONC,PAVMT	0	100	10	20	200.00	UT	2.00	2.00	100	2017	2017	3	100	400	
6	9946	Well	0	100	0	0	1.00	UT	4,000.00	4,000.00	100			3	100	4,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	522,459
TOTAL MARKET OB/XF VALUE	39,646
TOTAL LAND VALUE - MARKET	293,975
TOTAL MARKET VALUE	583,395
SOH/AGL Deduction	163,380
ASSESSED VALUE	420,015
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	368,604
TOTAL JUST VALUE	856,080
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	865,579

SALE:1:1: 13.84 AC @ $1000 PER AC - MKT=$1600 PER

PERMIT NUM	DESCRIPTION	AMT	ISSUED
32498	POOL	215	12/01/2014
32077	SFR	1,292	06/27/2014
25114	M H	606	10/13/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1336/2105	5/09/2017	WD	Q	V	03	99,900
GRANTOR: THE BREENBRIER LLC						
GRANTEE: JOSH & AMY SUMNER (						
1251/1983	3/08/2013	WD	Q	I	01	150,000
GRANTOR: ROBERT CAMPBELL & JIM						
GRANTEE: JOSHUA D & AMY L SU						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W12 FOP= W44 S5 E16 S5 E23 R5 U5 N5$ S5 D5 L5 W23 N5 W16 S20 W3 S10 E3 S12 E16 FOP= S5 E34 N8 W2 L2 D2 W5 U2 L2 W23 S3$ N3 E23 R2 D2 E5 U2 R2 E2 FGR= S17 E24 N24 W24 S7$ N7 E24 N19 E3 N7 W3 N24 FOP= N14 W18 S14 E18$ W18 S13$ PTR= E30 FUS= E14 N24 W14 S24$ W30$.

LAND DESCRIPTION

TOTAL OB/XF 39,646

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	1.00	AC		1.00	1.00	1.00	5,500.00	5,500.00	5,500							
2	5600	A	TIMBER 3	0		A-1	0.00	0.00	31.95	AC		1.00	1.00	1.00	281.00	281.00	8,978							
3	6200	A	PASTURE 3	0		A-1	0.00	0.00	14.00	AC		1.00	1.00	1.00	280.00	280.00	3,920							
4	5500	A	TIMBER 2	0		A-1	0.00	0.00	6.50	AC		1.00	1.00	1.00	445.00	445.00	2,892							
5	9910	M	MKT.VAL.AG	0			0.00	0.00	52.45	AC		1.00	1.00	1.00	5,500.00	5,500.00	288,475							

REVIEW DATE 12/15/2017 BY DF Total Acres: 53.45 Total Land Value: 21,290 Market: 288,475 Agricultural: 15,790 Common: 5,500 PRINTED 11/17/2026 BY SYS