

COMM NW COR OF NE1/4, RUN S 706.  
 POB, CONT S 190.40 FT, NE 1321.2  
 222.40 FT, SW 1323.49 FT TO POB.

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

**2026**

21-7S-17-10034-009  


BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY																																																				
ELEMENT	CD	CONSTRUCTION				TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																																																		
																	<b>VALUATION BY</b> Tax Group: 3 Tax Dist: STANDARD BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 64,680 TOTAL MARKET VALUE 64,680 SOH/AGL Deduction 8,778 ASSESSED VALUE 55,902 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 55,902 TOTAL JUST VALUE 64,680 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 52,360																																																			
DOR CODE 0000 VACANT																<b>PERMIT NUM</b> 35138 PUMP/UTPOL AMT 50 ISSUED 04/05/2017																																																				
MAP NUM MKT AREA 02																<b>SALES DATA</b> <table border="1"> <thead> <tr> <th>OFF RECORD Number</th> <th>DATE</th> <th>TYPE INST</th> <th>Q U</th> <th>V I</th> <th>RSN CD</th> <th>SALE PRICE</th> </tr> </thead> <tbody> <tr> <td>1483/563</td> <td>1/20/2023</td> <td>WD U</td> <td>V</td> <td></td> <td>37</td> <td>66,000</td> </tr> <tr> <td colspan="7">GRANTOR: HUTCHEON FRANK</td> </tr> <tr> <td colspan="7">GRANTEE: SUMNER JOSHUA D</td> </tr> <tr> <td>1454/763</td> <td>11/20/2021</td> <td>WD Q</td> <td>V</td> <td></td> <td>01</td> <td>65,000</td> </tr> <tr> <td colspan="7">GRANTOR: FLYING FARMER LLC</td> </tr> <tr> <td colspan="7">GRANTEE: HUTCHEON FRANK</td> </tr> </tbody> </table>				OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	1483/563	1/20/2023	WD U	V		37	66,000	GRANTOR: HUTCHEON FRANK							GRANTEE: SUMNER JOSHUA D							1454/763	11/20/2021	WD Q	V		01	65,000	GRANTOR: FLYING FARMER LLC							GRANTEE: HUTCHEON FRANK						
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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																																																				

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	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0000	C	VAC RES	0		A-1	0.00	0.00	6.16	AC		1.00	1.00	1.00	10,500.00	10,500.00	64,680							