

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											
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1											
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND										
																				VALUATION BY STANDARD Tax Group: 3 Tax Dist: BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 52,360 TOTAL MARKET VALUE 52,360 SOH/AGL Deduction 0 ASSESSED VALUE 52,360 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 52,360 TOTAL JUST VALUE 52,360 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 52,360											
DOR CODE		0000 VACANT																		PERMIT NUM DESCRIPTION AMT ISSUED 35138 PUMP/UTPOL 50 04/05/2017											
MAP NUM		02																		SALES DATA 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											
NEIGHBORHOOD/LOC		21717.00 1.00/																		BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 04/07/2025 MLU											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																										
TOTALS										926 SW ACIE JAMES RD, HIGH SPRINGS																					
EXTRA FEATURES																				BUILDING NOTES											
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	BUILDING DIMENSIONS														
LAND DESCRIPTION										TOTAL OB/XF 0																					
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	8,500.00	8,500.00	52,360														
REVIEW DATE 04/07/2025 BY MLU Total Acres: 6.16 Total Land Value: 52,360 Market: 0 Agricultural: 0 Common: 52,360 PRINTED 03/23/2026 BY SYS																															