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

2027

21-7S-17-10034-009

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
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
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

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

926 SW ACIE JAMES RD, HIGH SPRINGS

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	64,680
TOTAL MARKET VALUE	64,680
SOH/AGL Deduction	3,188
ASSESSED VALUE	61,492
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	61,492
TOTAL JUST VALUE	64,680
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	64,680

PERMIT NUM	DESCRIPTION	AMT	ISSUED
35138	PUMP/UTPOL	50	04/05/2017

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						

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	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							

REVIEW DATE 05/06/2026 BY MLU Total Acres: 6.16 Total Land Value: 64,680 Market: 0 Agricultural: 0 Common: 64,680 PRINTED 11/17/2026 BY SYS