A PART OF LOT 12 ROSE CREEK
PLANTATION S/D PH 2 MORE FULLY
DESC: COMM NW COR OF SAID LOT

HUDA NURUL/BEGUM TOHMINA
397 SW HIGHPOINT GLN
LAKE CITY, FL 32024

2026

01-5S-16-03406-112

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

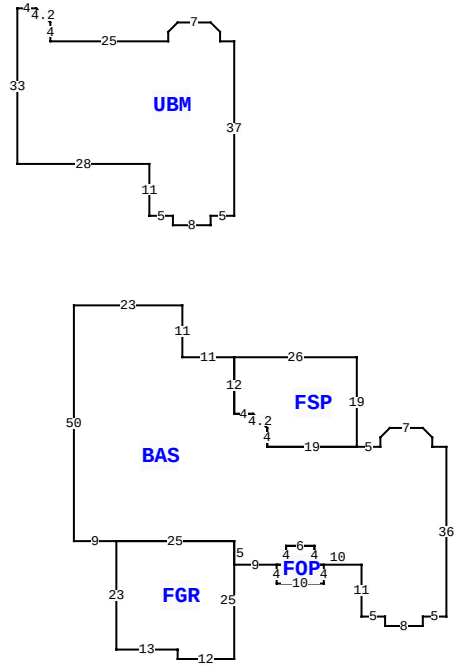
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	08	08
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1516.0500	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,979	100		2,979	358,862
FGR	599	55		329	39,633
FOP	64	30		19	2,289
FSP	450	40		180	21,683
UBM	1,495	20		299	36,018
TOTALS	5,587			3,806	458,486

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,806	134.4420	150.58	573,107	2005	2005	0	0	0	20.00	80.00

1 SINGLE FAM 0% - 0 Heated Area: 2979 HX Base Yr



397 SW HIGHPOINT GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/18/2021 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	458,486
TOTAL MARKET OB/XF VALUE	54,099
TOTAL LAND VALUE - MARKET	33,300
TOTAL MARKET VALUE	545,885
SOH/AGL Deduction	0
ASSESSED VALUE	545,885
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	545,885
TOTAL JUST VALUE	545,885
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	553,446

PERMIT NUM	DESCRIPTION	AMT	ISSUED
36736	POOL ENCL	144	05/15/2018
000036584	Swimming Pool and		04/16/2018
22198	SFR	859	08/16/2004
17560	SFR	418	10/20/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1329/0086	1/09/2017	WD	U	I	38	280,000
GRANTOR: LUKE W & AUDRA R CARR						
GRANTEE: NURUL HUDA & TOHMIN						
0993/0293	8/28/2003	WD	Q	V		35,100
GRANTOR: LUKE M & SHEILA SPARK						
GRANTEE: LUKE W & AUDRA R CA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W11 N11 W23 S50 E9 FGR= S23 E13 S2 E12 N25 W25 $ E25 S5 E9 FOP= S4 E10 N4 W2 N4 W6 S4 W2$ E2 N4 E6 S4 E10 S11 E5 S2 E8 N2 E5 N36 W3 N2 L2 U2 W7 D2 L2 S2 W5 FSP= N19 W26 S12 E4 D3 R3 S4 E19$ W19 N4 L3 U3 W4 N12$ PTR= N30 UBM= N37 W3 N2 L2 U2 W7 D2 L2 S2 W25 N4 L3 U3 W4 S33 E28 S11 E5 S2 E8 N2 E5 $ S30$.

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	0180	FPLC 1STRY	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2005	2005	3	100	2,000	
2	0166	CONC,PAVMT	0	0	0	0	7,595.00	UT	2.00	2.00	100	2005	2005	3	100	15,190	
3	0280	POOL R/CON	0	0	32	13	416.00	UT	70.00	70.00	100	2018	2018	3	86	25,043	
4	0282	POOL ENCL	0	0	49	26	1,274.00	UT	15.00	15.00	100	2018	2018	3	60	11,466	
5	0214	GRN HOUSE	0	0	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	400	

LAND DESCRIPTION

TOTAL OB/XF 54,099

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	0		A-3	0.00	0.00	3.33	AC		1.00	1.00	1.00	10,000.00	10,000.00	33,300							

REVIEW DATE 12/02/2024 BY SYS Total Acres: 3.33 Total Land Value: 33,300 Market: 0 Agricultural: 0 Common: 33,300 PRINTED 11/17/2025 BY SYS