

A PART OF LOT 25 ROSE CREEK PLAN
FULLY DESC: BEG SW COR OF SAID L
482.13 FT, E 246.49 FT, N 61 DEG

HERNANDEZ MONICA VARILLAS
412 SW HIGHPOINT GLN
LAKE CITY, FL 32024

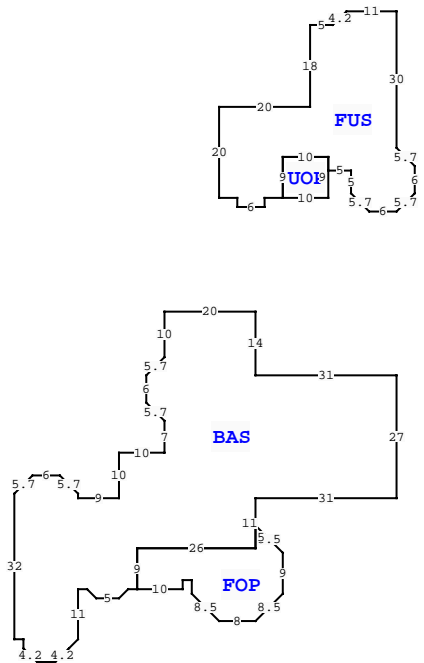
2026

12-5S-16-03406-225



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	100
Roof Structur	08	IRREGULAR	100
Roof Cover	10	WD SHINGLE	100
Interior Wall	05	DRYWALL	100
Interior Floor	12	HARDWOOD	60
Interior Floor	15	HARDTILE	40
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		4	100
Frame	02	WOOD FRAME	100
Stories		2.	100
Architectual	05	CONV	100
Units		0	100
Condition Adj	04	04	100
Kitchen Adjus	01	01	100
Quality	09	09	
DOR CODE	5000	IMPROVED	AG
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1516.0500	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,888	100	
FOP	400	30	
FUS	1,114	100	
UOP	90	20	
TOTALS	4,492		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	4,140	174.7746	195.75	810,405	2011	2011	0	0	21.00	79.00	
1 SINGLE FAM 0% - 0 Heated Area: 4002 HX Base Yr												



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE		640,220	
TOTAL MARKET OB/XF VALUE		14,992	
TOTAL LAND VALUE - MARKET		83,300	
TOTAL MARKET VALUE		670,472	
SOH/AGL Deduction		0	
ASSESSED VALUE		670,472	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		670,472	
TOTAL JUST VALUE		738,512	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		750,668	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
28713	SFR	1,375	07/08/2010

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1399/0499	11/07/2019	QC	U	V	11	0
GRANTOR: ANGELA D HUBER						
GRANTEE: ABRAM B HUBER						
1398/2496	11/07/2019	WD	Q	I	01	565,000
GRANTOR: JAMIN & LAURA E HUBER						
GRANTEE: MONICA VARILLAS HER						

EXTRA FEATURES		412 SW HIGHPOINT GLN, LAKE CITY	
L N	OB/XF CODE	DESCRIPTION	BLD CAP
1	0180	FPLC 1STRY	0
2	0166	CONC, PAVMT	0

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

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
1	0180	FPLC 1STRY	0	0	0	1.00	UT	2,000.00	2,000.00	100	2011	2011	3	100	2,000	
2	0166	CONC, PAVMT	0	0	0	6,496.00	UT	2.00	2.00	100	2011	2011	3	100	12,992	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W31 N14 W20 S10 D4 L4 S6 R4 D4 S7 W10 S10 W9 N1 U4 L4 W6 L4 D4 S32 E2 S2 D3 R3 E4 R3 U3 U2 R2 N11 E2 R2 D2 E5 U2 R2 E2 FOP= E10 N2 E2 S3 D6 R6 E8 R6 U6 N9 U6 L6 S5 W26 S9\$ N9 E26 N11 E31 N27\$ PTR= N50 FUS= N30 W11 D3 L3 W5 S18 W20 S20 E4 S2 E6 N2 E4 UOP= E10 N9 W10 S9\$ N9 E10 S3 E5 S5 D4 R4 E6 R4 U4 N6 U4 L4 \$ S50\$.	

LAND DESCRIPTION		TOTAL OB/XF 14,992																						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	1.33	AC		1.00	1.00	1.00	10,000.00	10,000.00	13,300							
2	6200	A	PASTURE 3	0					7.00	AC		1.00	1.00	1.00	280.00	280.00	1,960							
3	9910	M	MKT. VAL. AG	0					7.00	AC		1.00	1.00	1.00	10,000.00	10,000.00	70,000							