

E1/2 OF LOT 21 ROSE CREEK PLANTA
DESC AS: BEG SE COR OF LOT 21, W
FT, N 547.21 FT TO PT ON N LINE

GROMKO DAVID/GROMKO MEREDITH
164 SW HIGHPOINT GLN
LAKE CITY, FL 32024

2026

12-5S-16-03406-226



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	15	HARDTILE 20
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

Quality		07	07
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
BAS	1,870	100	
FGR	572	55	
FOP	102	30	
FOP	128	30	
UDG	1,008	55	
TOTALS	3,680		

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0166	CONC, PAVMT	0	100	0	4,738.00	UT	2.00	2.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	100		A-3	0.00	0.00	2.50

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,808	126.1260	141.26	396,658	2019	2019	0	0	6.00	94.00	
1 SINGLE FAM 100% - 2020 Heated Area: 1870 HX Base Yr 2020												
164 SW HIGHPOINT GLN, LAKE CITY												

164 SW HIGHPOINT GLN, LAKE CITY				INC DATE				AG DATE		04/07/2025	MLU
UNITS		UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
4,738.00		UT	2.00	2.00	100	2019	2019	3	100	9,476	

COLUMBIA COUNTY PROPERTY			
PAGE 1 of 1			3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		372,859	
TOTAL MARKET OB/XF VALUE		9,476	
TOTAL LAND VALUE - MARKET		45,000	
TOTAL MARKET VALUE		427,335	
SOH/AGL Deduction		221,334	
ASSESSED VALUE		206,001	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		155,279	
TOTAL JUST VALUE		427,335	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		431,301	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
38837	STORAGE	0	10/30/2019
37822	SFR	939	03/04/2019

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD
1366/2534	8/17/2018	WD	Q	V	01
GRANTOR: SUMMER LALEINIA SAPP					
GRANTEE: DAVID & MEREDITH GR					
1332/2388	3/13/2017	WD	Q	V	01
GRANTOR: DANIEL & KATHERINE E					
GRANTEE: SUMMER LALEINIA SAP					

BUILDING NOTES									
----------------	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS									
BAS= W16 S8 W12 FOP= W17 S6 E17 N6\$ S6 W17 N6 W16 S30 E11 S5 E11 FOP= S4 E17 N4 W7 N6 W10 S6\$ N6 E10 S6 E7 FGR= S18 E22 N26 W22 S8\$ N8 E22 N35\$ PTR= N30 UDG= N36 W28 S36 E28\$ S30\$.									