

LOT 1 HIGH POINTE S/D.
WD 1189-1043, WD 1292-2615, WD 1

PLEWE JAROM L/PLEWE MAGGIE L
174 NW HIGH POINT DR
LAKE CITY, FL 32055

2026

20-3S-16-02202-101

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		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	04	04 100

Quality		07	07
DOR CODE		0100	SINGLE FAMILY
MAP NUM			MKT AREA 01
NEIGHBORHOOD/LOC		20316.00	1.00/
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,422	100	
FGR	500	55	
FOP	165	30	
FOP	177	30	
TOTALS	3,264		

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	1,553.00	UT	2.00	2.00
2	0210	GARAGE U	0	100	30	1.00	UT	19,200.00	19,200.00
3	0169	FENCE/WOOD	0	100	0	1.00	UT	1,300.00	1,300.00

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		PRRD	0.00	0.00	1.00

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,800	138.7386	155.39	435,092	2019	2019	0	0	6.00	94.00
1 SINGLE FAM 100% - 2024 Heated Area: 2422 HX Base Yr 2024											
174 NW HIGH POINT DR, LAKE CITY											

BLD DATE				LGL DATE			
XF DATE				LAND DATE			
INC DATE				AG DATE			
				03/13/2025 MLU			

TOTAL OB/XF									
23,606									
UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR
LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000		

COLUMBIA COUNTY PROPERTY			
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VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		408,986	
TOTAL MARKET OB/XF VALUE		23,606	
TOTAL LAND VALUE - MARKET		55,000	
TOTAL MARKET VALUE		487,592	
SOH/AGL Deduction		0	
ASSESSED VALUE		487,592	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		436,870	
TOTAL JUST VALUE		487,592	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		491,943	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
39385	STORAGE	0	03/03/2020
37483	SFR	1,106	11/28/2018
26142	ENT. SIGN FOR	150	08/16/2007

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1455/892	12/17/2021	WD	Q	I	01	495,000
GRANTOR: TUTEN TRAVIS R						
GRANTEE: PLEWE JAROM L						
1390/1841	8/05/2019	WD	Q	I	01	324,900
GRANTOR: BROWN ROAD BUILDERS I						
GRANTEE: TRAVIS R & LAINE T						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS= W14 S6 W17 FOP= W15 S11 E15 N11\$ S11 W31 S37 E16 FOP= S5 E21 N7 W12 N4 W8 S6 W1\$ E1 N6 E8 S4 E12 FGR= S13 E25 N20 W25 S7\$ N7 E25 N45 \$.									