LOT 2 HIGH POINTE S/D.
WD 1189-1043, WD 1292-2615, WD 1

TOLEDO ERNESTO L/GANDIA-MORALES ANNETTE JULISSA
238 NW HIGH POINT DR
LAKE CITY, FL 32055

2026

20-3S-16-02202-102

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	14	CARPET 70
Interior Floo	15	HARDTILE 30
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	06	06

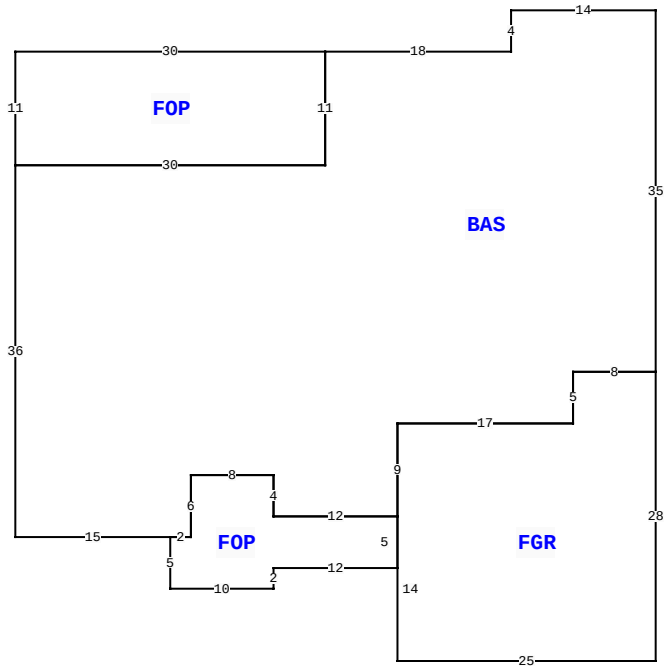
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	20316.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,253	100		2,253	265,710
FGR	615	55		338	39,863
FOP	158	30		47	5,543
FOP	330	30		99	11,676
TOTALS	3,356			2,737	322,790

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,737	116.9973	131.04	358,656	2015	2015	0	0	0	10.00	90.00

1 SINGLE FAM 0% - 0 Heated Area: 2253 HX Base Yr



238 NW HIGH POINT DR, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	322,790
TOTAL MARKET OB/XF VALUE	10,328
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	388,118
SOH/AGL Deduction	0
ASSESSED VALUE	388,118
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	388,118
TOTAL JUST VALUE	388,118
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	392,005

PERMIT NUM	DESCRIPTION	AMT	ISSUED
33060	SFR	937	06/08/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1325/1735	11/14/2016	WD	Q	I	01	276,000
GRANTOR: BROWN ROAD BUILDERS I						
GRANTEE: ERNESTO L TOLEDO &						
1292/2615	4/15/2015	WD	U	V	30	91,500
GRANTOR: BROWN ROAD PROPERTIES						
GRANTEE: BROWN ROAD BUILDERS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W14 S4 W18 FOP= W30 S11 E30 N11$ S11 W30 S36 E15 FOP= S5 E10 N2 E12 N5 W12 N4 W8 S6 W2$ E2 N6 E8 S4 E12 FGR= S14 E25 N28 W8 S5 W17 S9$N9 E17 N5 E8 N35$.

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	0166	CONC,PAVMT	0	0	0	0	2,314.00	UT	2.00	2.00	100	2015	2015	3	100	4,628	
2	0104	GENERATOR	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2021	2020		70	4,200	
3	0169	FENCE/WOOD	0	0	0	0	1.00	UT	1,500.00	1,500.00	100	2023	2022		100	1,500	

LAND DESCRIPTION

TOTAL OB/XF 10,328

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		PRRD	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 02/07/2023 BY KS Total Acres: 2.69 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 10/03/2025 BY SYS