LOT 8 HIGH POINTE S/D
WD 1189-1043, WD 1195-2580,

MINER KEVIN/MINER PEGGY
498 NW HIGH POINT DR
LAKE CITY, FL 32055-7533

2026

20-3S-16-02202-108

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Architectual	05	CONV 100
Units		0 100
Quality	05	05

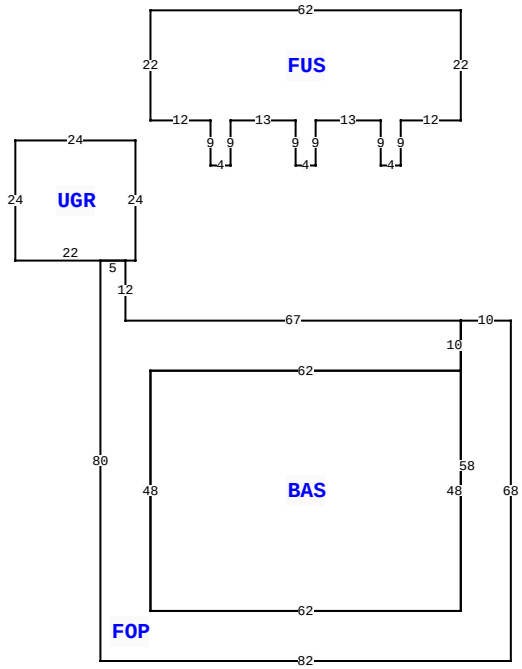
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 20316.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,976	100		2,976	345,544
FOP	2,660	30		798	92,656
FUS	1,472	100		1,472	170,914
UGR	576	45		259	30,072
TOTALS	7,684			5,505	639,186

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	5,505	119.1645	133.46	734,697	2012	2012	0	0	0	13.00	87.00

1 SINGLE FAM 100% - 2013 Heated Area: 4448 HX Base Yr 2013



498 NW HIGH POINT DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		639,186
TOTAL MARKET OB/XF VALUE		11,964
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		706,150
SOH/AGL Deduction		256,895
ASSESSED VALUE		449,255
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		398,533
TOTAL JUST VALUE		706,150
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		713,797

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051718	Roof Replacement	28,000	12/05/2024
000047816	Electrical Servic	0	08/03/2023
29916	SFR	1,911	02/03/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1195/2580	6/10/2010	WD	Q	V	01	34,900
GRANTOR: BROWN ROAD PROPERTIES						
GRANTEE: KEVIN & PEGGY MINER						
1189/1043	2/19/2010	WD	U	V	38	550,000
GRANTOR: HIGHPOINT FARMS LLC						
GRANTEE: BROWN ROAD PROPERTI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W62 S48 E62 N48$ FOP= N10 W67 N12 UGR= E2 N24 W24 S24 E22$ W5 S80 E82 N68 W10 S58 W62 N48 E62$ PTR= N50 FUS= N22 W62 S22 E12 S9 E4 N9 E13 S9 E4 N9 E13 S9 E4 N9 E12$ S50$.

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2012	2012	3	100	1,200	
2	0166	CONC,PAVMT	0	100	18	24	2,832.00	UT	2.00	2.00	100	2014	2014	3	100	5,664	
3	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2024	2023		85	5,100	

LAND DESCRIPTION

TOTAL OB/XF 11,964

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

REVIEW DATE 02/04/2025 BY JS Total Acres: 3.15 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 11/18/2025 BY SYS