LOT 13 HIGH POINTE S/D.
WD 1128-451, WD 1143-439, LE 121

COLUNGA GLENN G/COLUNGA SABRINA D
567 NW HIGH POINT DR
LAKE CITY, FL 32055-7570

2026

20-3S-16-02202-113

COLUMBIA COUNTY PROPERTY

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	13	LAM/VNLPLK 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	07	07

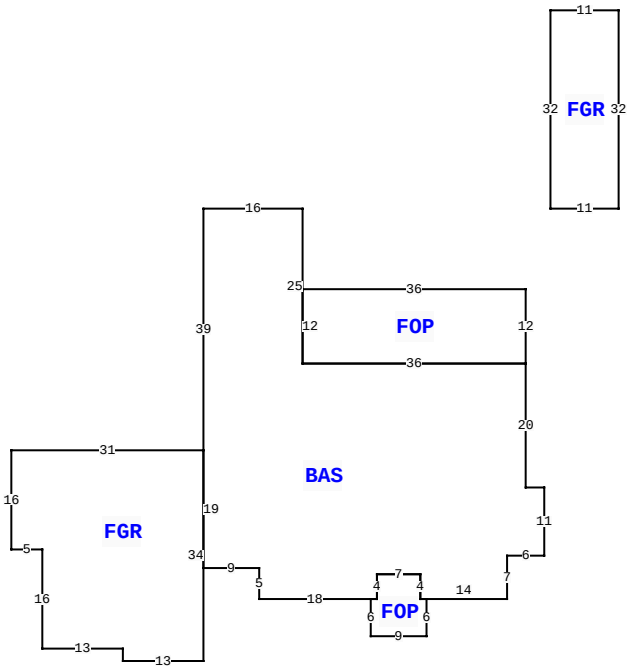
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	20316.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,315	100		2,315	303,218
FGR	352	55		194	25,410
FGR	938	55		516	67,585
FOP	82	30		25	3,275
FOP	432	30		130	17,027
TOTALS	4,119			3,180	416,515

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	CV	NORM	% COND
0100	01	3,180	124.4122	139.34	443,101	2020	2020	0	0	1	5.00	94.00

1 SINGLE FAM 100% - 2021 Heated Area: 2315 HX Base Yr 2021



567 NW HIGH POINT DR, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		416,515
TOTAL MARKET OB/XF VALUE		68,253
TOTAL LAND VALUE - MARKET		46,750
TOTAL MARKET VALUE		531,518
SOH/AGL Deduction		138,236
ASSESSED VALUE		393,282
TOTAL EXEMPTION VALUE	HX HB VX	55,722
BASE TAXABLE VALUE		337,560
TOTAL JUST VALUE		531,518
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		537,307

PERMIT NUM	DESCRIPTION	AMT	ISSUED
39356	POOL	0	02/26/2020
39133	SFR	0	01/10/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1399/1520	11/08/2019	WD	Q	V	01	25,000
GRANTOR: EVELYN F COHEN AKA EV						
GRANTEE: GLENN G & SABRINA D						
1213/2305	4/20/2011	QC	U	V	11	100
GRANTOR: EVELYN F COHEN (LIFE						
GRANTEE: HEATHER GRAY & MART						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W16 S39 FGR= W31 S16 E5 S16 E13 S2 E13 N34$ S19 E9 S5 E18 FOP= S6 E9 N6 W1 N4 W7 S4 W1$ E1 N4 E7 S4 E14 N7 E6 N11 W3 N20 FOP= N12 W36 S12 E36$ W36 N25$ PTR= E40 FGR= E11 N32 W11 S32$.

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	2020	2020	3	100	1,200	
2	0166	CONC,PAVMT	0	100	0	0	1,984.00	UT	2.25	2.25	100	2020	2020	3	100	4,464	
3	0280	POOL R/CON	0	100	0	0	520.00	UT	70.00	70.00	100	2020	2020	3	91	33,124	
4	0280	POOL R/CON	0	100	15	30	450.00	UT	70.00	70.00	100	2020	2020	3	91	28,665	
5	0169	FENCE/WOOD	0	100	0	0	1.00	UT	800.00	800.00	100	2023	2022		100	800	

LAND DESCRIPTION

TOTAL OB/XF 68,253

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	0.85	55,000.00	46,750.00	46,750							

REVIEW DATE 02/07/2023 BY KS Total Acres: 1.12 Total Land Value: 46,750 Market: 0 Agricultural: 0 Common: 46,750 PRINTED 11/18/2025 BY SYS