

LOT 14 HIGH POINTE S/D
WD 1128-453, WD 1143-441, QC 121

POWELL JEANETTE PELHAM
553 NW HIGHPOINT DR.
LAKE CITY, FL 32055

2026

20-3S-16-02202-114

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LAM/VNPLK 80
Interior Floor	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
Units		0 100

Quality	07 07
DOR CODE	0100 SINGLE FAMILY
MAP NUM	
NEIGHBORHOOD/LOC	20316.00 1.00/

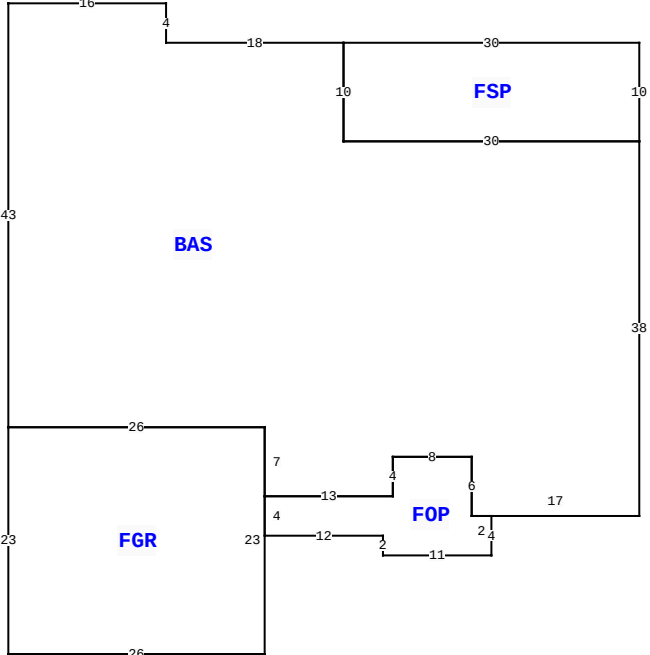
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,528	100		2,528	319,758
FGR	598	55		329	41,614
FOP	142	30		43	5,439
FSP	300	40		120	15,178

TOTALS	3,568			3,020	381,989
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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	0	1.00	UT	0.00	0.00
2	0169	FENCE/WOOD	0 100	0	0	1.00	UT	0.00	0.00
3	0104	GENERATOR	0 100	0	0	1.00	UT	6,000.00	6,000.00
4	0296	SHED METAL	0 100	0	0	1.00	UT	2,000.00	2,000.00
5	0214	GRN HOUSE	0 100	0	0	1.00	UT	800.00	800.00
6	0252	LEAN-TO W/	0 100	0	0	1.00	UT	600.00	600.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0000	C	VAC RES	100		PRRD	0.00	0.00	1.00

REVIEW DATE 02/07/2023 BY KS

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	CV	NORM	% COND
0100	01	3,020	120.1442	134.56	406,371	2020	2020	0	0	1	5.00	94.00
1 SINGLE FAM 100% - 2021 Heated Area: 2528 HX Base Yr 2021												
												
553 NW HIGH POINT DR, LAKE CITY												

TOTAL OB/XF 16,700												
BLD DATE XF DATE INC DATE												
LGL DATE LAND DATE AG DATE												
03/13/2025 MLU												

COLUMBIA COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		381,989	
TOTAL MARKET OB/XF VALUE		16,700	
TOTAL LAND VALUE - MARKET		46,750	
TOTAL MARKET VALUE		445,439	
SOH/AGL Deduction		163,755	
ASSESSED VALUE		281,684	
TOTAL EXEMPTION VALUE		HX HB WX SX 105,722	
BASE TAXABLE VALUE		175,962	
TOTAL JUST VALUE		445,439	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		449,802	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047191	Solar Power Syste	35,720	05/10/2023
38927	SFR	0	11/22/2019

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
1396/0255	10/07/2019	WD	Q	V	01
GRANTOR: EVELYN I COHEN AKA EV					
GRANTEE: JEANETTE PELHAM POW					
1213/2307	4/20/2011	QC	U	V	11
GRANTOR: EVELYN F COHEN (LIFE					
GRANTEE: HEATHER GRAY & MART					

BUILDING NOTES									
BAS=[ORIG=0,0] W18 N4 W16 S43 E26 S7 E13 N4 E8 S6 E17 N38 W30 N10 \$									
FGR=[ORIG=-34,39] S23 E26 N23 W26 \$									
FSP=[ORIG=30,10] N10 W30 S10 E30 \$									
FOP=[ORIG=-8,46] S4 E12 S2 E11 N4 W2 N6 W8 S4 W13 \$									

BUILDING DIMENSIONS									
BAS=[ORIG=0,0] W18 N4 W16 S43 E26 S7 E13 N4 E8 S6 E17 N38 W30 N10 \$									
FGR=[ORIG=-34,39] S23 E26 N23 W26 \$									
FSP=[ORIG=30,10] N10 W30 S10 E30 \$									
FOP=[ORIG=-8,46] S4 E12 S2 E11 N4 W2 N6 W8 S4 W13 \$									

Total Acres: 1.33 Total Land Value: 46,750 Market: 0 Agricultural: 0 Common: 46,750 PRINTED 11/18/2025 BY SYS