LOT 20 HIGH POINTE S/D EX 3.80 A
1501-2732 & LOT 21 HIGH POINTE S

JEWETT JOHN H IV/GAVIN PAULA L
396 NW WHITTON CT
LAKE CITY, FL 32055

**2026**

**20-3S-16-02202-121**

## COLUMBIA COUNTY PROPERTY



## BUILDING CHARACTERISTICS

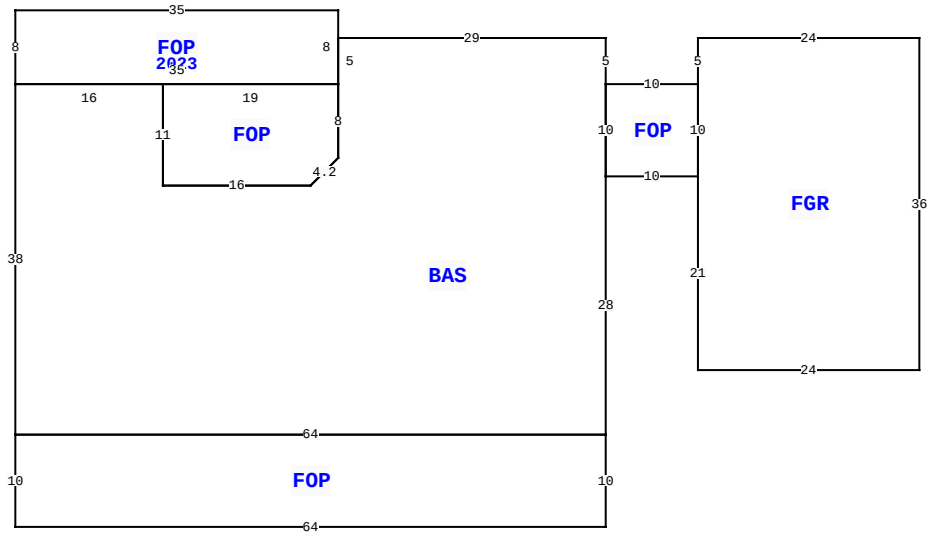
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 32 | HARDIE BRD 100 |
| Exterior Wall | 00 | N/A 0 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 13 | LAM/VNLPLK 100 |
| Interior Floo | 00 | N/A 0 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 3 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 0 | 0 100 |
| 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 | 2,373 | 100 | | 2,373 | 287,585 |
| FGR | 864 | 55 | | 475 | 57,565 |
| FOP | 100 | 30 | | 30 | 3,636 |
| FOP | 205 | 30 | | 62 | 7,514 |
| FOP | 640 | 30 | | 192 | 23,268 |
| FOP | 280 | 30 | 2023 | 84 | 10,180 |
| TOTALS | 4,462 | | | 3,216 | 389,748 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 3,216 | 112.7175 | 126.24 | 405,988 | 2021 | 2021 | 0 | 0 | 0 | 4.00 | 96.00 |

1 SINGLE FAM 100% - 2022 Heated Area: 2373 HX Base Yr 2022




396 NW WHITTON CT, 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 | | 389,748 |
| TOTAL MARKET OB/XF VALUE | | 14,806 |
| TOTAL LAND VALUE - MARKET | | 96,938 |
| TOTAL MARKET VALUE | | 501,492 |
| SOH/AGL Deduction | | 144,128 |
| ASSESSED VALUE | | 357,364 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 306,642 |
| TOTAL JUST VALUE | | 501,492 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 505,852 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 40028 | SFR | 0 | 06/24/2020 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1498/577 | 8/29/2023 | WD | Q | V | 03 | 60,000 |
| GRANTOR: BROWN ROAD PROPERTIES | | | | | | |
| GRANTEE: JEWETT JOHN H IV | | | | | | |
| 1443/1229 | 7/22/2021 | WD | U | I | 11 | 100 |
| GRANTOR: JEWETT JOHN H IV | | | | | | |
| GRANTEE: JEWETT JOHN H IV | | | | | | |

## 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 | 2022 | 2021 | | 100 | 1,200 | |
| 2 | 0166 | CONC,PAVMT | 0 | 100 | 0 | 0 | 4,403.00 | UT | 2.00 | 2.00 | 100 | 2022 | 2021 | | 100 | 8,806 | |
| 3 | 0104 | GENERATOR | 0 | 100 | 0 | 0 | 1.00 | UT | 6,000.00 | 6,000.00 | 100 | 2023 | 2022 | | 80 | 4,800 | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[ORIG=90,30] S38 E64 N28 N10 N5 W29 S5 S8 D3L3 W16 N11 W16 $
FGR=[ORIG=164,25] S5 S10 S21 E24 N36 W24 $
FOP=[ORIG=90,68] S10 E64 N10 W64 $
FOP=[YR=2023;ORIG=125,22] W35 S8 E35 N8 $
FOP=[ORIG=106,30] S11 E16 U3R3 N8 W19 $
FOP=[ORIG=154,30] S10 E10 N10 W10 $
.

## LAND DESCRIPTION

TOTAL OB/XF 14,806

| 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 | 1.20 | 55,000.00 | 66,000.00 | 66,000 | | | | | | | |
| 2 | 0000 | C | VAC RES | 100 | | PRRD | 0.00 | 0.00 | 0.75 | LT | | 1.00 | 1.00 | 0.75 | 55,000.00 | 41,250.00 | 30,938 | | | | | | | |

REVIEW DATE 02/07/2023 BY KS Total Acres: 11.70 Total Land Value: 96,938 Market: 0 Agricultural: 0 Common: 96,938 PRINTED 11/18/2025 BY SYS