LOT 25 HIGH POINTE S/D
WD 1128-449, WD 1129-1721.
CWD 1142-2747, CWD 1143-437,

TROTT J ANTHONY (LIFE EST)
P O BOX 2691
LAKE CITY, FL 32056-2691

2026

20-3S-16-02202-125

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	08	CLAY TILE 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		5 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	05	05

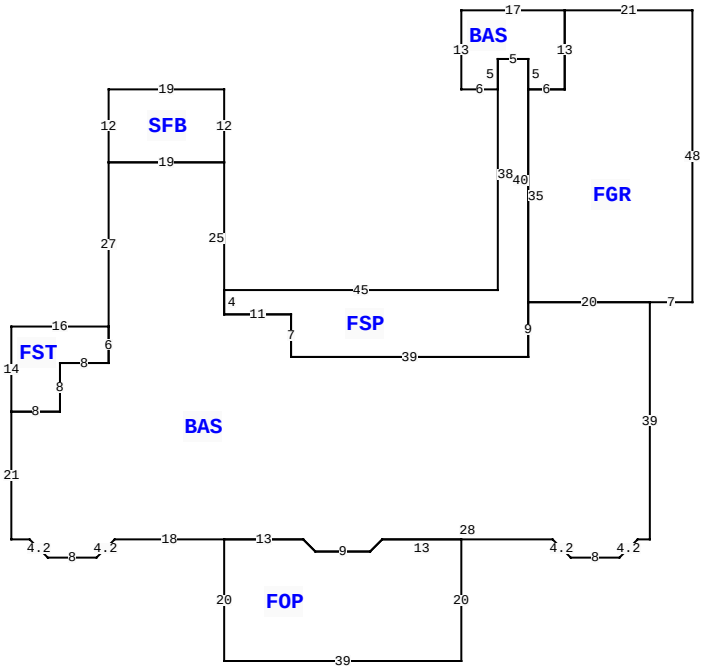
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 20316.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	196	100		196	20,626
BAS	4,023	100		4,023	423,364
FGR	1,218	55		670	70,508
FOP	758	30		227	23,889
FSP	663	40		265	27,888
FST	160	55		88	9,260
SFB	228	80		182	19,153
TOTALS	7,246			5,651	594,688

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	5,651	118.9400	133.21	752,770	2009	2009	5	0	0	16.00	79.00

1 SINGLE FAM 100% - 2010 Heated Area: 4447 HX Base Yr 2010



193 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		594,688
TOTAL MARKET OB/XF VALUE		42,167
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		691,855
SOH/AGL Deduction		248,956
ASSESSED VALUE		442,899
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		392,177
TOTAL JUST VALUE		691,855
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		700,342

PERMIT NUM	DESCRIPTION	AMT	ISSUED
28006	POOL ENCL	35	08/13/2009
27309	POOL	315	09/03/2008
26693	SFR	1,915	01/30/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1209/1871	1/01/2011	WD	U	I	11	100
GRANTOR: J ANTHONY TROTT (UNMA						
GRANTEE: J ANTHONY TROTT & H						
1156/0277	8/06/2008	WD	Q	V		64,900
GRANTOR: CENJAT LLC						
GRANTEE: J ANTHONY TROTT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= S27 FST= W16 S14 E8 N8 E8 N6$ S6 W8 S8 W8 S21 E3 R3 D3 E8 U3 R3 E18 FOP= S20 E39 N20 W13 L2 D2 W9 U2 L2 W13$ E13 R2 D2 E9 U2 R2 E28 R3 D3 E8 U3 R3 E2 N39 FGR= E7 N48 W21 BAS= W17 S13 E6 N5 E5 S5 E6 N13$ S13 W6 S35 E20$ W20 FSP= N40 W5 S38 W45 S4 E11 S7 E39 N9$ S9 W39 N7 W11 N25 SFB= N12 W19 S12 E19$ W19 $.

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	100	0	0	6,720.00	UT	1.69	1.69	100	2009	2009	3	100	11,340	
2	0280	POOL R/CON	0	100	0	0	428.00	UT	56.00	56.00	100	2009	2009	3	61	14,620	
3	0119	MASONRY WA	0	100	0	0	900.00	UT	4.55	4.55	100	2009	2009	3	100	4,095	
4	0180	FPLC 1STRY	0	100	0	0	2.00	UT	2,000.00	2,000.00	100	2009	2009	3	100	4,000	
5	0282	POOL ENCL	0	100	32	45	1,440.00	UT	12.00	12.00	100	2009	2009	3	40	6,912	
6	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	1,200	

LAND DESCRIPTION

TOTAL OB/XF 42,167

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 02/07/2023 BY KS Total Acres: 2.01 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 11/18/2025 BY SYS