

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	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	2.5	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 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	2,327	100		2,327	291,561
FGR	550	55		302	37,839
FOP	136	30		41	5,137
FSP	300	40		120	15,036

TOTALS 3,313 2,790 349,572

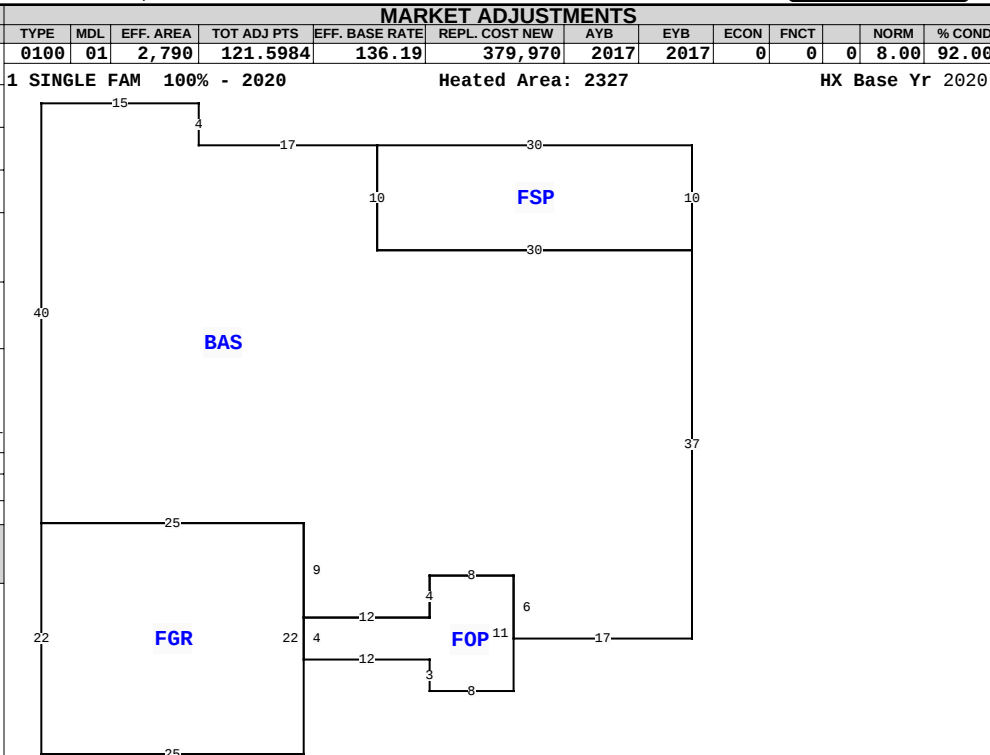
EXTRA FEATURES

L N	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		2,902.00	UT	2.00				5,804	
2	0296	SHED METAL	0	100	0	0		1.00	UT	0.00				1,500	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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



475 NW HIGH POINT DR, LAKE CITY

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

03/13/2025 MLU

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VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		349,572
TOTAL MARKET OB/XF VALUE		7,304
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		411,876
SOH/AGL Deduction		106,729
ASSESSED VALUE		305,147
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		254,425
TOTAL JUST VALUE		411,876
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		415,676

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000041559	Roof Replacement	20,077	03/19/2021
34796	SFR	912	01/03/2017

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1380/0348	3/11/2019	WD	Q	I	01	320,000
GRANTOR: FRANK E & KATHY J SLA						
GRANTEE: EDWARD A REEDER & C						
1346/2581	10/27/2017	WD	Q	I	01	284,900
GRANTOR: BROWN ROAD BUILDERS I						
GRANTEE: FRANK E & KATHY J S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W17 N4 W15 S40 FGR= S22 E25 N22 W25\$ E25 S9 FOP= S4 E12 S3 E8 N11 W8 S4 W12\$ E12 N4 E8 S6 E17 N37 FSP= N10 W30 S10 E30\$ W30 N10\$.

TOTAL OB/XF 7,304

Total Acres: 1.89 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 09/30/2025 BY SYS