LOT 30 HIGH POINTE S/D

WD 1189-1043, WD 1413-1525,

MONTGOMERY THOMAS G/MONTGOMERY LAURA J
417 NW HIGH POINT DR
LAKE CITY, FL 32055

2026

20-3S-16-02202-130

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

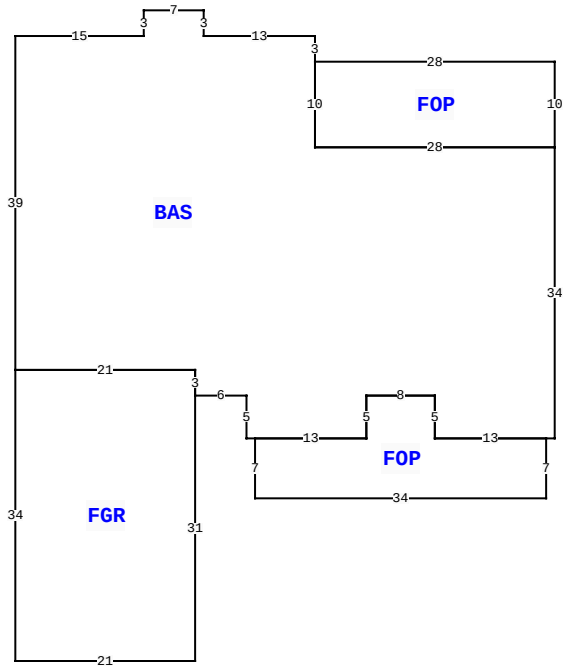
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
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	2,380	100		2,380	314,000
FGR	714	55		393	51,850
FOP	278	30		83	10,951
FOP	280	30		84	11,082
TOTALS	3,652			2,940	387,882

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,940	122.7050	137.43	404,044	2021	2021	0	0	0	4.00	96.00

1 SINGLE FAM 100% - 2022 Heated Area: 2380 HX Base Yr 2022



417 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		387,882
TOTAL MARKET OB/XF VALUE		7,200
TOTAL LAND VALUE - MARKET		49,500
TOTAL MARKET VALUE		444,582
SOH/AGL Deduction		137,848
ASSESSED VALUE		306,734
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		256,012
TOTAL JUST VALUE		444,582
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		448,623

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000040746	New Residential C	200,000	04/01/2021
40746	SFR	0	10/21/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1413/1525	6/16/2020	WD	Q	V	01	37,500
GRANTOR: BROWN ROAD PROPERTIES						
GRANTEE: THOMAS G & LAURA J						
1189/1043	2/19/2010	WD	U	V	38	550,000
GRANTOR: HIGHPOINT FARMS LLC						
GRANTEE: BROWN ROAD PROPERTI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=70,10] S39 E21 S3 E6 S5 E1 E13 N5 E8 S5 E13 E1 N34 W28 N10 N3 W13 N3 W7 S3 W15 $
FOP=[ORIG=105,13] S10 E28 N10 W28 $
FOP=[ORIG=98,57] S7 E34 N7 W13 N5 W8 S5 W13 $
FGR=[ORIG=70,49] S34 E21 N31 N3 W21 $
.

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	2,400.00	UT	3.00	3.00	100	2022	2021		100	7,200	

LAND DESCRIPTION

TOTAL OB/XF 7,200

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	0.90	55,000.00	49,500.00	49,500							

REVIEW DATE 02/07/2023 BY KS Total Acres: 2.34 Total Land Value: 49,500 Market: 0 Agricultural: 0 Common: 49,500 PRINTED 11/17/2025 BY SYS