A PART OF LOT 12 ROSE CREEK PLANTATION S/D PH 2 MORE FULLY DESC: COMM NW COR OF SAID LOT

HUDA NURUL/BEGUM TOHMINA
397 SW HIGHPOINT GLN
LAKE CITY, FL 32024

2027

01-5S-16-03406-112

BUILDING CHARACTERISTICS

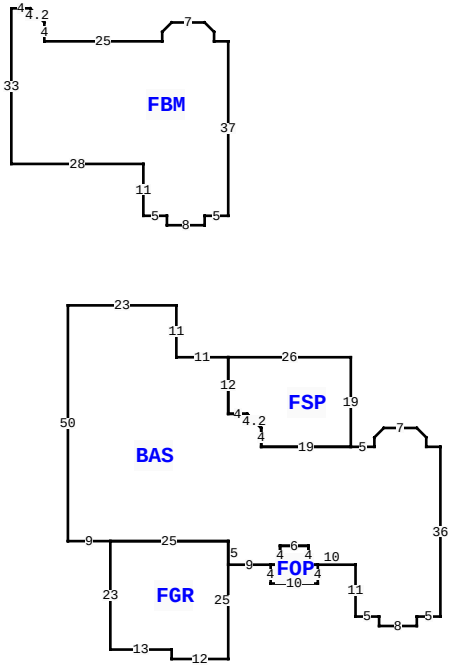
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 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	1516.0500	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,979	100		2,979	325,878
FBM	1,495	80		1,196	130,833
FGR	599	55		329	35,990
FOP	64	30		19	2,078
FSP	450	40		180	19,690
TOTALS	5,587			4,703	514,470

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	4,703	124.3055	136.74	643,088	2005	2005	0	0	0	20.00	80.00

1 SINGLE FAM 0% - 0 Heated Area: 4474 HX Base Yr



397 SW HIGHPOINT GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	514,470
TOTAL MARKET OB/XF VALUE	54,099
TOTAL LAND VALUE - MARKET	39,960
TOTAL MARKET VALUE	608,529
SOH/AGL Deduction	0
ASSESSED VALUE	608,529
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	608,529
TOTAL JUST VALUE	608,529
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	617,861

PERMIT NUM	DESCRIPTION	AMT	ISSUED
36736	POOL ENCL	144	05/15/2018
000036584	Swimming Pool and		04/16/2018
22198	SFR	859	08/16/2004
17560	SFR	418	10/20/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1329/0086	1/09/2017	WD	U	I	38	280,000
GRANTOR: LUKE W & AUDRA R CARR						
GRANTEE: NURUL HUDA & TOHMIN						
0993/0293	8/28/2003	WD	Q	V		35,100
GRANTOR: LUKE M & SHEILA SPARK						
GRANTEE: LUKE W & AUDRA R CA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W11 N11 W23 S50 E9 E25 S5 E9 E2 N4 E6 S4 E10 S11 E5 S2 E8 N2 E5 N36 W3 N2 U2L2 W7 D2L2 S2 W5 W19 N4 U3L3 W4 N12 $
FBM=[ORIG=0,-30] N37 W3 N2 U2L2 W7 D2L2 S2 W25 N4 U3L3 W4 S33 E28 S11 E5 S2 E8 N2 E5 $
FGR=[ORIG=-25,39] S23 E13 S2 E12 N25 W25 $
FSP=[ORIG=26,19] N19 W26 S12 E4 D3R3 S4 E19 $
FOP=[ORIG=9,44] S4 E10 N4 W2 N4 W6 S4 W2 $
PTR=[ORIG=0,0] N30 S30 $
.

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	0180	FPLC 1STRY	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2005	2005	3	100	2,000	
2	0166	CONC,PAVMT	0	0	0	0	7,595.00	UT	2.00	2.00	100	2005	2005	3	100	15,190	
3	0280	POOL R/CON	0	0	32	13	416.00	UT	70.00	70.00	100	2018	2018	3	86	25,043	
4	0282	POOL ENCL	0	0	49	26	1,274.00	UT	15.00	15.00	100	2018	2018	3	60	11,466	
5	0214	GRN HOUSE	0	0	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	400	

LAND DESCRIPTION

TOTAL OB/XF 54,099

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	0		A-3	0.00	0.00	3.33	AC		1.00	1.00	1.00	12,000.00	12,000.00	39,960							

REVIEW DATE 01/09/2026 BY AJ Total Acres: 3.33 Total Land Value: 39,960 Market: 0 Agricultural: 0 Common: 39,960 PRINTED 11/16/2026 BY SYS