LOT 13 ROSE CREEK PLANTATION PHA
917-1548, WD 1382-1729, WD 1445-

VAN BLOEM STEVEN L/VAN BLOEM RHONDA K
261 SW HIGHPOINT GLN
LAKE CITY, FL 32024

2027

01-5S-16-03406-113

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Condition Adj	04	04 100
Quality	07	07

DOR CODE 0100 SINGLE FAMILY

MAP NUM | MKT AREA 01

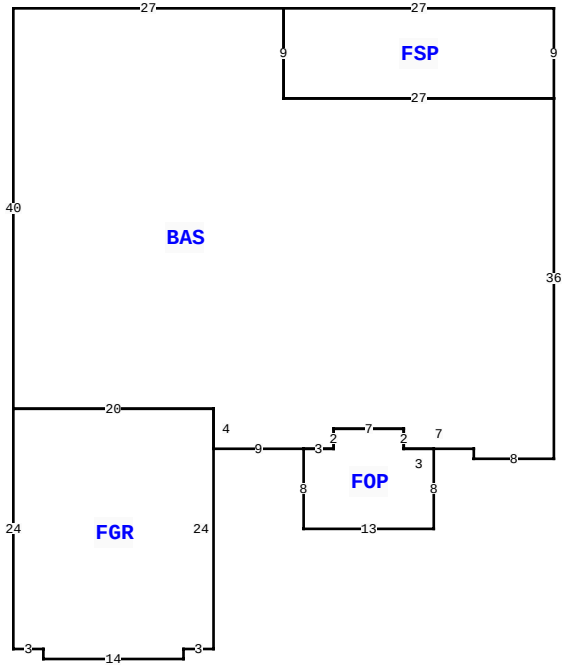
NEIGHBORHOOD/LOC 1516.0500 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,047	100		2,047	276,618
FGR	494	55		272	36,756
FOP	118	30		35	4,730
FSP	243	40		97	13,108
TOTALS	2,902			2,451	331,212

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,451	132.8096	146.09	358,067	2020	2020	0	0	0	7.50	92.50

1 SINGLE FAM 100% - 2022 Heated Area: 2047 HX Base Yr 2022



261 SW HIGHPOINT GLN, LAKE CITY

BLD DATE		LGL DATE	04/22/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

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	0030	BARN,MT	0	100	30	50	1,500.00	UT	20.00	20.00	100	2019	2019	3	100	30,000	
2	0280	POOL R/CON	0	100	15	22	330.00	UT	70.00	70.00	100	2020	2020	3	91	21,021	
3	0282	POOL ENCL	0	100	25	30	750.00	UT	15.00	15.00	100	2020	2020	3	70	7,875	
4	0166	CONC,PAVMT	0	100	0	0	3,564.00	UT	2.25	2.25	100	2020	2020	3	100	8,019	
5	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2026	2025		95	5,700	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		331,212
TOTAL MARKET OB/XF VALUE		72,615
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		463,827
SOH/AGL Deduction		3,164
ASSESSED VALUE		460,663
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		409,252
TOTAL JUST VALUE		463,827
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		469,857

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048425	Electrical Servic	0	10/17/2023
39341	POOL	0	03/10/2020
38574	STORAGE	215	09/09/2019
38489	SFR	1,034	08/19/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q/U	V/I	RSN CD	SALE PRICE
1445/301	8/16/2021	WD	Q	I	01	575,000
GRANTOR: FOXX RONNIE L						
GRANTEE: VAN BLOEM STEVEN L						
1382/1729	4/15/2019	WD	Q	V	01	55,000
GRANTOR: MICHAEL & MAXINE HAND						
GRANTEE: RONNIE L & JOCELYN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W27 S40 E20 S4 E9 E3 N2 E7 S2 E7 S1 E8 N36 W27 N9 $
FGR=[ORIG=-27,40] S24 E3 S1 E14 N1 E3 N24 W20 $
FSP=[ORIG=27,9] N9 W27 S9 E27 $
FOP=[ORIG=2,44] S8 E13 N8 W3 N2 W7 S2 W3 $
.

LAND DESCRIPTION

TOTAL OB/XF 72,615

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		A-3	0.00	0.00	5.00	AC		1.00	1.00	1.00	12,000.00	12,000.00	60,000							

REVIEW DATE 01/09/2026 BY JB Total Acres: 5.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 11/16/2026 BY SYS