

A PART OF LOTS 12 & 25 ROSE
 CREEK PLANTATION PH 2 MORE
 FULLY DESC: BEG NW COR OF LOT

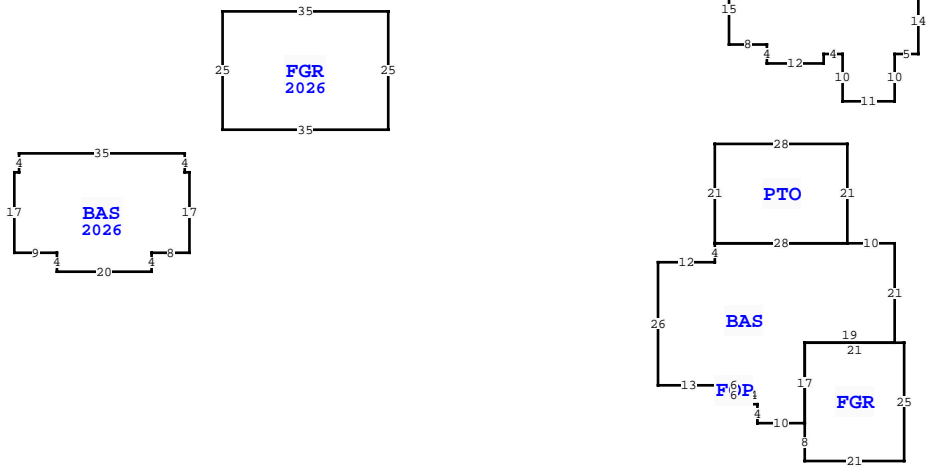
CADY MICAH J/CADY ALISHA A
 413 SW HIGHPOINT GLN
 LAKE CITY, FL 32024

2026

12-5S-16-03406-125

BUILDING CHARACTERISTICS		CONSTRUCTION			
ELEMENT	CD				
Exterior Wall	19	COMMON BRK	100		
Roof Structur	08	IRREGULAR	100		
Roof Cover	03	COMP SHNGL	100		
Interior Wall	05	DRYWALL	100		
Interior Floor	14	CARPET	80		
Interior Floor	15	HARDTILE	20		
Air Condition	03	CENTRAL	100		
Heating Type	04	AIR DUCTED	100		
Bedrooms		3	100		
Bathrooms		2.5	100		
Frame	02	WOOD FRAME	100		
Stories	1.	1.	100		
Architectual Units	05	CONV	100		
Condition Adj	03	03	100		
Kitchen Adjus	01	01	100		
Quality	09	09			
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	1,369	100		1,369	167,220
BAS	849	100	2026	849	103,703
FGR	525	55		289	35,300
FGR	875	55	2026	481	58,753
FOP	12	30		4	489
FUS	1,644	100		1,644	200,810
PTO	588	5		29	3,542
TOTALS	5,862			4,665	569,817

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100% - 2002			749,759	2001	2001	0	0	24.00	76.00
Heated Area: 3862 HX Base Yr 2002											



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 1	
VALUATION BY	Tax Group: 3	Tax Dist:	STANDARD
BUILDING MARKET VALUE	569,817		
TOTAL MARKET OB/XF VALUE	14,937		
TOTAL LAND VALUE - MARKET	40,080		
TOTAL MARKET VALUE	624,834		
SOH/AGL Deduction	149,124		
ASSESSED VALUE	475,710		
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE	424,299		
TOTAL JUST VALUE	624,834		
NCON VALUE	155,283		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	468,325		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053437	Electrical Servic		06/23/2025
000052680	New Residential C	195,000	03/24/2025
000052628	Right-of-Way Acce		03/18/2025
000052341	Remodel	28,975	02/14/2025
000051659	Roof Replacement	27,500	11/26/2024
17560	SFR	418	11/30/2000

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0910/2247	9/11/2000	WD	Q	V	02	90,000
GRANTOR: HUBER						
GRANTEE: CADY						
0896/0486	1/31/2000	WD	Q	V	02	99,800
GRANTOR: WESTFIELD GROUP						
GRANTEE: HUBER						

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	8,166.00	UT	1.50	1.50	100	2001	2001	3	100	12,249	
2	0169	FENCE/WOOD	0	100	0	256.00	UT	10.50	10.50	100	2009	2009	3	100	2,688	

BUILDING NOTES														
413 SW HIGHPOINT GLN, LAKE CITY														
BLD DATE: 04/21/2026 MLU														
XF DATE:														
INC DATE:														
LGL DATE:														
LAND DATE:														
AG DATE:														
BUILDING DIMENSIONS														
FUS=[ORIG=0,-30] N10 E5 N14 W2 N21 W38 S4 W12 S14 E12 S15 E8 S4 E12 N2 E4 S10 E11 \$														
BAS=[ORIG=0,0] W10 W28 S4 W12 S26 E13 E6 S4 E2 S4 E10 N17 E19 N21 \$														
FGR=[YR=2026;ORIG=-142,-49] E35 S25 W35 N25 \$														
BAS=[YR=2026;ORIG=-150,-19] W35 S4 W1 S17 E9 S4 E20 N4 E8 N17 W1 N4 \$														
PTO=[ORIG=-10,0] N21 W28 S21 E28 \$														
FGR=[ORIG=-19,38] S8 E21 N25 W21 S17 \$														
FOP=[ORIG=-37,30] S2 E6 N2 W6 \$														
PTR=[ORIG=0,0] N30 S30 \$														

LAND DESCRIPTION															TOTAL OB/XF									
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		A-3	0.00	0.00	3.34	AC		1.00	1.00	1.00	12,000.00	12,000.00	40,080							