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

2027

12-5S-16-03406-125

BUILDING CHARACTERISTICS

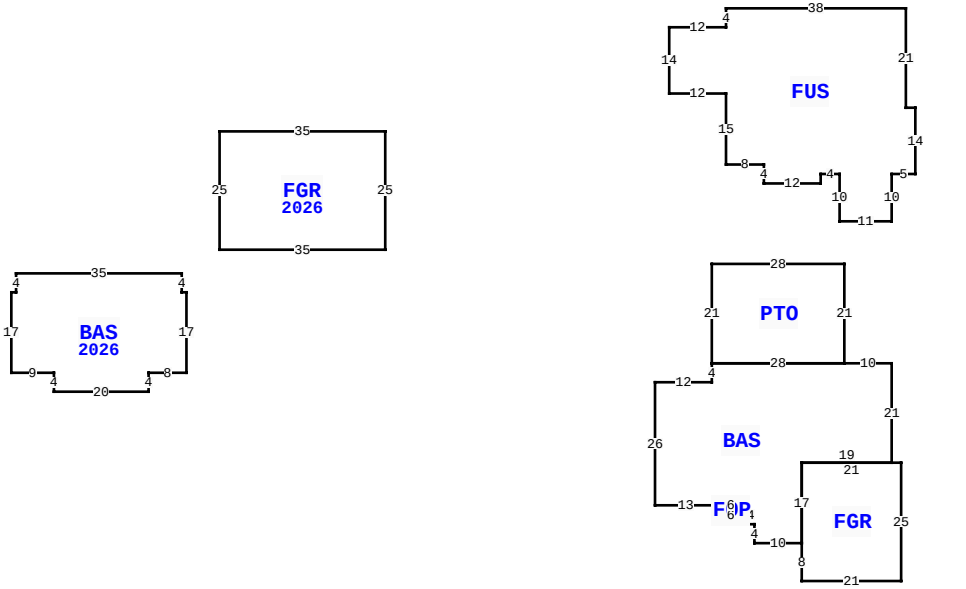
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
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	164,234
BAS	849	100	2026	849	101,851
FGR	525	55		289	34,670
FGR	875	55	2026	481	57,704
FOP	12	30		4	480
FUS	1,644	100		1,644	197,224
PTO	588	5		29	3,479
TOTALS	5,862			4,665	559,641

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	4,665	143.5018	157.85	736,370	2001	2001	0	0	0	24.00	76.00

1 SINGLE FAM 100% - 2002 Heated Area: 3862 HX Base Yr 2002



413 SW HIGHPOINT GLN, LAKE CITY

BLD DATE		LGL DATE	04/21/2026 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	0166	CONC,PAVMT	0	100	0	0	8,166.00	UT	1.50	1.50	100	2001	2001	3	100	12,249	
2	0169	FENCE/WOOD	0	100	0	0	256.00	UT	10.50	10.50	100	2009	2009	3	100	2,688	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	559,641
TOTAL MARKET OB/XF VALUE	14,937
TOTAL LAND VALUE - MARKET	40,080
TOTAL MARKET VALUE	614,658
SOH/AGL Deduction	124,677
ASSESSED VALUE	489,981
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	438,570
TOTAL JUST VALUE	614,658
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	624,834

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						

BUILDING NOTES

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 14,937

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	3.34	AC		1.00	1.00	1.00	12,000.00	12,000.00	40,080							

REVIEW DATE 03/23/2026 BY robin Total Acres: 3.34 Total Land Value: 40,080 Market: 0 Agricultural: 0 Common: 40,080 PRINTED 11/17/2026 BY SYS