A PART OF LOT 25 ROSE CREEK PLAN
FULLY DESC: BEG SW COR OF SAID L
482.13 FT, E 246.49 FT, N 61 DEG

HERNANDEZ MONICA VARILLAS
412 SW HIGHPOINT GLN
LAKE CITY, FL 32024

2027

12-5S-16-03406-225

BUILDING CHARACTERISTICS

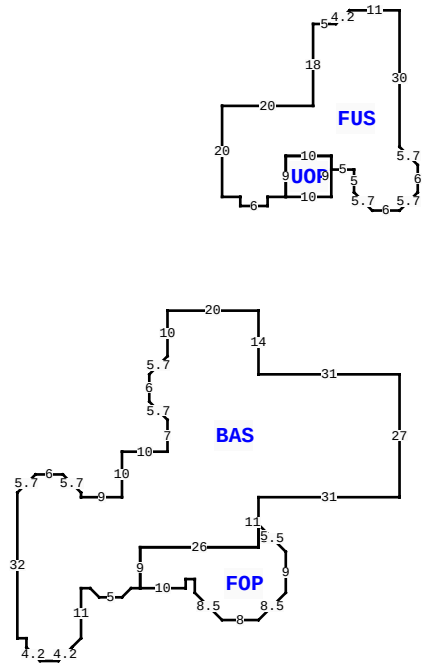
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	10	WD SHINGLE 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	15	HARDTILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	04	04 100
Kitchen Adjus	01	01 100
Quality	09	09
DOR CODE	5000	IMPROVED AG
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	2,888	100		2,888	438,622
FOP	400	30		120	18,225
FUS	1,114	100		1,114	169,192
UOP	90	20		18	2,734
TOTALS	4,492			4,140	628,773

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	4,140	174.7746	192.25	795,915	2011	2011	0	0	0	21.00	79.00

1 SINGLE FAM 0% - 0 Heated Area: 4002 HX Base Yr



412 SW HIGHPOINT GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/22/2026 MLU
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	0180	FPLC 1STRY	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2011	2011	3	100	2,000	
2	0166	CONC,PAVMT	0	0	0	0	6,496.00	UT	2.00	2.00	100	2011	2011	3	100	12,992	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	628,773
TOTAL MARKET OB/XF VALUE	14,992
TOTAL LAND VALUE - MARKET	84,630
TOTAL MARKET VALUE	660,355
SOH/AGL Deduction	0
ASSESSED VALUE	660,355
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	660,355
TOTAL JUST VALUE	728,395
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	739,842

PERMIT NUM	DESCRIPTION	AMT	ISSUED
28713	SFR	1,375	07/08/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1399/0499	11/07/2019	QC	U	V	11	0
GRANTOR: ANGELA D HUBER						
GRANTEE: ABRAM B HUBER						
1398/2496	11/07/2019	WD	Q	I	01	565,000
GRANTOR: JAMIN & LAURA E HUBER						
GRANTEE: MONICA VARILLAS HER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W31 N14 W20 S10 D4 L4 S6 R4 D4 S7 W10 S10 W9 N1 U4 L4 W6 L4 D4 S32 E2 S2 D3 R3 E4 R3 U3 U2 R2 N11 E2 R2 D2 E5 U2 R2 E2 FOP= E10 N2 E2 S3 D6 R6 E8 R6 U6 N9 U6 L6 S5 W26 S9$ N9 E26 N11 E31 N27$ PTR= N50 FUS= N30 W11 D3 L3 W5 S18 W20 S20 E4 S2 E6 N2 E4 UOP= E10 N9 W10 S9$ N9 E10 S3 E5 S5 D4 R4 E6 R4 U4 N6 U4 L4 $ S50$.

LAND DESCRIPTION

TOTAL OB/XF 14,992

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	1.33	AC		1.00	1.00	1.00	11,000.00	11,000.00	14,630							
2	6200	A	PASTURE 3	0					7.00	AC		1.00	1.00	1.00	280.00	280.00	1,960							
3	9910	M	MKT.VAL.AG	0					7.00	AC		1.00	1.00	1.00	10,000.00	10,000.00	70,000							

REVIEW DATE 05/05/2021 BY CM Total Acres: 8.33 Total Land Value: 16,590 Market: 70,000 Agricultural: 1,960 Common: 14,630 PRINTED 11/17/2026 BY SYS