LOT 1 HIGH POINTE S/D.

WD 1189-1043, WD 1292-2615, WD 1

PLEWE JAROM L/PLEWE MAGGIE L
174 NW HIGH POINT DR
LAKE CITY, FL 32055

2027

20-3S-16-02202-101

BUILDING CHARACTERISTICS

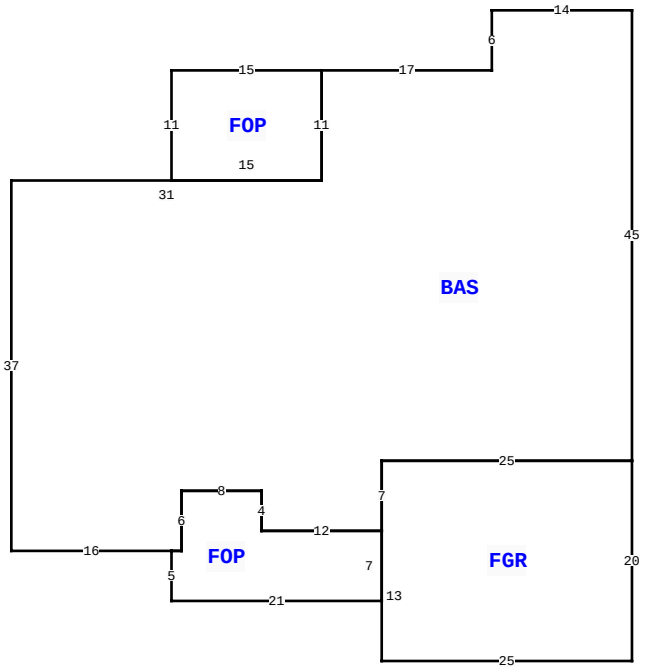
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	04	04 100
Quality	07	07
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	20316.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,422	100		2,422	347,444
FGR	500	55		275	39,450
FOP	165	30		50	7,173
FOP	177	30		53	7,603
TOTALS	3,264			2,800	401,670

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,800	138.7386	152.61	427,308	2019	2019	0	0	0	6.00	94.00

1 SINGLE FAM 100% - 2024 Heated Area: 2422 HX Base Yr 2024



174 NW HIGH POINT DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/20/2026 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	0166	CONC,PAVMT	0	100	0	0	1,553.00	UT	2.00	2.00	100	2019	2019	3	100	3,106	
2	0210	GARAGE U	0	100	30	40	1.00	UT	19,200.00	19,200.00	100	2021	2020		100	19,200	
3	0169	FENCE/WOOD	0	100	0	0	1.00	UT	1,300.00	1,300.00	100	2023	2022		100	1,300	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		401,670
TOTAL MARKET OB/XF VALUE		23,606
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		480,276
SOH/AGL Deduction		0
ASSESSED VALUE		480,276
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		428,865
TOTAL JUST VALUE		480,276
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		487,592

PERMIT NUM	DESCRIPTION	AMT	ISSUED
39385	STORAGE	0	03/03/2020
37483	SFR	1,106	11/28/2018
26142	ENT. SIGN FOR	150	08/16/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1455/892	12/17/2021	WD	Q	I	01	495,000
GRANTOR: TUTEN TRAVIS R						
GRANTEE: PLEWE JAROM L						
1390/1841	8/05/2019	WD	Q	I	01	324,900
GRANTOR: BROWN ROAD BUILDERS I						
GRANTEE: TRAVIS R & LAINE T						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W14 S6 W17 FOP= W15 S11 E15 N11$ S11 W31 S37 E16 FOP= S5 E21 N7 W12 N4 W8 S6 W1$ E1 N6 E8 S4 E12 FGR= S13 E25 N20 W25 S7$ N7 E25 N45 $.

LAND DESCRIPTION

TOTAL OB/XF 23,606

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		PRRD	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 02/07/2023 BY KS Total Acres: 1.87 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 11/17/2026 BY SYS