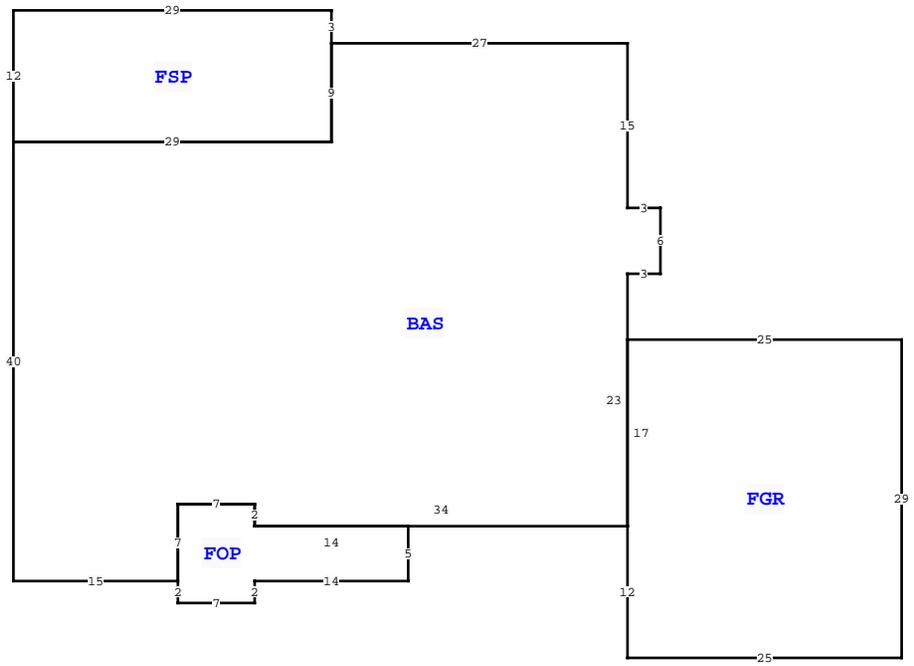


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD 90	
Exterior Wall	20	FACE BRICK 10	
Roof Structure	08	IRREGULAR 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	15	HARDTILE 80	
Interior Floor	14	CARPET 20	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		3 100	
Bathrooms		2 100	
Frame	02	WOOD FRAME 100	
Stories	1.	1. 100	
Architectual	05	CONV 100	
Units		0 100	
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
BAS	2,282	100	
FGR	725	55	
FOP	133	30	
FSP	348	40	
TOTALS	3,488		

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%	- 2026								
				Heated Area: 2282			HX Base Yr 2026				



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE		392,281	
TOTAL MARKET OB/XF VALUE		43,118	
TOTAL LAND VALUE - MARKET		55,000	
TOTAL MARKET VALUE		490,399	
SOH/AGL Deduction		236,765	
ASSESSED VALUE		253,634	
TOTAL EXEMPTION VALUE	HX HB 13	253,634	
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		490,399	
NCON VALUE		5,700	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		461,758	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054683	Storage Building	11,750	12/15/2025
000053789	Generator		08/06/2025
35874	STORAGE	259	10/12/2017
35361	SFR	1,215	05/29/2017

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1538/2312	4/30/2025	WD	Q	I	01	650,000
GRANTOR: SCHWARZ KEN A						
GRANTEE: CLEAVES MARK E						
1440/1779	5/27/2021	WD	Q	I	01	450,000
GRANTOR: NAEGLER ERIC R II						
GRANTEE: SCHWARZ KEN A						

EXTRA FEATURES		286 NW HIGH POINT DR, LAKE CITY	
L N	OB/XF CODE	DESCRIPTION	BLD CAP
1	0166	CONC, PAVMT	0 100
2	0210	GARAGE U	0 100
3	0169	FENCE/WOOD	0 100
4	0104	GENERATOR	0 100

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	0	4,777.00	UT	2.00	2.00	100	2017	2017	3	100	9,554	
2	0210	GARAGE U	0 100	30	50	1,500.00	UT	16.00	16.00	100	2017	2017	3	100	24,000	
3	0169	FENCE/WOOD	0 100	0	0	368.00	UT	10.50	10.50	100	2017	2017	3	100	3,864	
4	0104	GENERATOR	0 100	0	0	1.00	UT	6,000.00	6,000.00	100	2026	2025		95	5,700	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W27 FSP= N3 W29 S12 E29 N9S S9 W29 S40 E15 FOP= S2 E7 N2 E14 N5 W14 N2 W7 S7S N7 E7 S2 E34 FGR= S12 E25 N29 W25 S17S N23 E3 N6 W3 N15S.	

LAND DESCRIPTION		TOTAL OB/XF 43,118																						
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		PRRD	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							