LOT 3 HIGH POINTE S/D.

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

CLEAVES MARK E/CLEAVES VIRGINIA R
286 NW HIGH POINT DR
LAKE CITY, FL 32055

2027

20-3S-16-02202-103

BUILDING CHARACTERISTICS

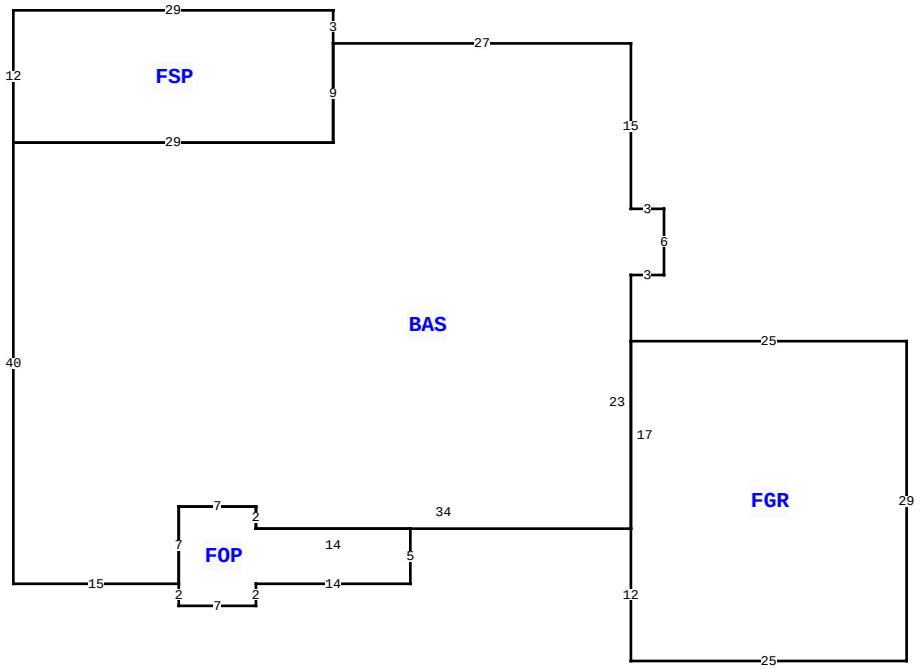
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 90
Exterior Wall	20	FACE BRICK 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,282	100		2,282	302,032
FGR	725	55		399	52,810
FOP	133	30		40	5,294
FSP	348	40		139	18,397
TOTALS	3,488			2,860	378,532

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,860	126.6529	139.32	398,455	2017	2020	0	0	0	5.00	95.00

1 SINGLE FAM 100% - 2026 Heated Area: 2282 HX Base Yr 2026



286 NW HIGH POINT DR, LAKE CITY

BLD DATE		LGL DATE	03/13/2025 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	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	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	378,532
TOTAL MARKET OB/XF VALUE	43,118
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	476,650
SOH/AGL Deduction	219,069
ASSESSED VALUE	257,581
TOTAL EXEMPTION VALUE	HX HB 13 257,581
BASE TAXABLE VALUE	0
TOTAL JUST VALUE	476,650
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	483,524

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						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W27 FSP= N3 W29 S12 E29 N9$ S9 W29 S40 E15 FOP= S2 E7 N2 E14 N5 W14 N2 W7 S7$ N7 E7 S2 E34 FGR= S12 E25 N29 W25 S17$ N23 E3 N6 W3 N15$.

LAND DESCRIPTION

TOTAL OB/XF 43,118

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 03/11/2026 BY robin Total Acres: 2.68 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 11/17/2026 BY SYS