LOT 5 HIGH POINTE S/D

WD 1189-1043, WD 1191-2293, WD 1

OQUINN SHARON PATTON
370 NW HIGH POINT DR
LAKE CITY, FL 32055

2027

20-3S-16-02202-105

BUILDING CHARACTERISTICS

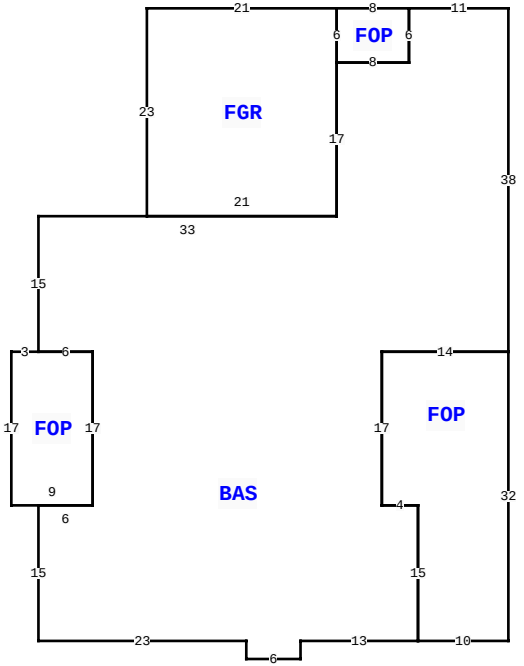
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	2,355	100		2,355	306,066
FGR	483	55		266	34,570
FOP	48	30		14	1,820
FOP	153	30		46	5,978
FOP	388	30		116	15,076
TOTALS	3,427			2,797	363,510

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	CV	NORM	% COND
0100	01	2,797	125.6948	138.26	386,713	2020	2020	0	0	1	5.00	94.00

1 SINGLE FAM 100% - 2021 Heated Area: 2355 HX Base Yr 2021



370 NW HIGH POINT DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/13/2025 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	1.00	UT	0.00	0.00	100	2019	2019	3	100	2,200	
2	0030	BARN,MT	0	100	30	50	1,500.00	UT	18.00	18.00	100	2023	2022		100	27,000	
3	0166	CONC,PAVMT	0	100	0	0	1,650.00	UT	3.00	3.00	100	2023	2022		100	4,950	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	363,510
TOTAL MARKET OB/XF VALUE	34,150
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	452,660
SOH/AGL Deduction	60,382
ASSESSED VALUE	392,278
TOTAL EXEMPTION VALUE	HX HB WX 56,411
BASE TAXABLE VALUE	335,867
TOTAL JUST VALUE	452,660
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	459,286

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043619	Storage Building	50,000	01/31/2022
38331	SFR	1,215	07/09/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1358/0478	4/17/2018	WD	Q	V	01	35,000
GRANTOR: EDWIN J & ANDRA P HIG						
GRANTEE: SHARON PATTON OQUIN						
1345/2254	10/09/2017	WD	Q	V	01	35,000
GRANTOR: JOE A & BARBARA R ROY						
GRANTEE: EDWIN J & ANDRA P H						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W11 FOP= W8 S6 E8 N6$ S6 W8 FGR= N6 W21 S23 E21 N17$ S17 W33 S15 FOP= W3 S17 E9 N17 W6$ E6 S17 W6 S15 E23 S2 E6 N2 E13 FOP= E10 N32 W14 S17 E4 S15$ N15 W4 N17 E14 N38$.

LAND DESCRIPTION

TOTAL OB/XF 34,150

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 10/04/2022 BY JB Total Acres: 2.68 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 11/17/2026 BY SYS