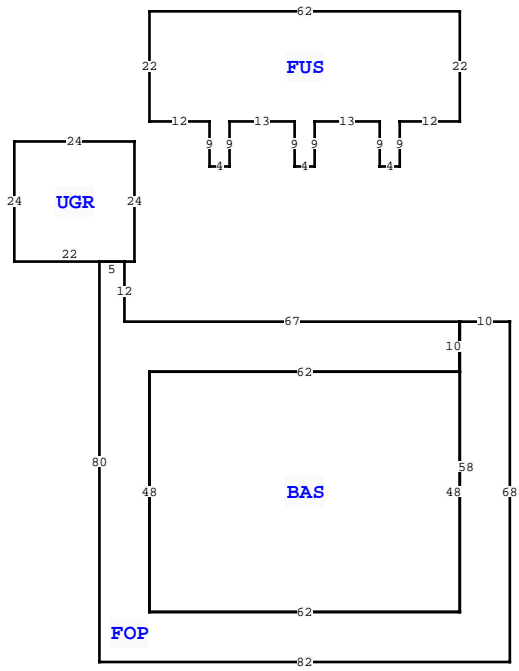


ELEMENT	CD	BUILDING CHARACTERISTICS CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Architctual Units	05	CONV 100 0 100

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	5,505	119.1645	133.46	734,697	2012	2012	0	0	13.00	87.00
1 SINGLE FAM 100% - 2013 Heated Area: 4448 HX Base Yr 2013											



Quality	05	05			
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	2,976	100		2,976	345,544
FOP	2,660	30		798	92,656
FUS	1,472	100		1,472	170,914
UGR	576	45		259	30,072
TOTALS	7,684			5,505	639,186

498 NW HIGH POINT DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025
INC DATE		AG DATE	MLU

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	0190	FPLC PF	0	100	0	1.00	UT	1,200.00	1,200.00	100	2012	2012	3	100	1,200	
2	0166	CONC, PAVMT	0	100	18	2,832.00	UT	2.00	2.00	100	2014	2014	3	100	5,664	
3	0104	GENERATOR	0	100	0	1.00	UT	6,000.00	6,000.00	100	2024	2023		85	5,100	

LAND DESCRIPTION TOTAL OB/XF 11,964

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							

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		639,186	
TOTAL MARKET OB/XF VALUE		11,964	
TOTAL LAND VALUE - MARKET		55,000	
TOTAL MARKET VALUE		706,150	
SOH/AGL Deduction		258,203	
ASSESSED VALUE		447,947	
TOTAL EXEMPTION VALUE		HX HB 51,411	
BASE TAXABLE VALUE		396,536	
TOTAL JUST VALUE		706,150	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		713,797	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051718	Roof Replacement	28,000	12/05/2024
000047816	Electrical Servic	0	08/03/2023
29916	SFR	1,911	02/03/2012

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1195/2580	6/10/2010	WD Q	Q	V	01	34,900
GRANTOR: BROWN ROAD PROPERTIES						
GRANTEE: KEVIN & PEGGY MINER						
1189/1043	2/19/2010	WD U	V	V	38	550,000
GRANTOR: HIGHPOINT FARMS LLC						
GRANTEE: BROWN ROAD PROPERTI						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W62 S48 E62 N48\$ FOP= N10 W67 N12 UGR= E2 N24 W24 S24 E22\$ W5 S80 E82 N68 W10 S58 W62 N48 E62\$ PTR= N50 FUS= N22 W62 S22 E12 S9 E4 N9 E13 S9 E4 N9 E13 S9 E4 N9 E12\$ S50\$.	