LOT 10 HIGH POINTE S/D.

WD 1189-1043, WD 1390-1793, WD 1

PITMAN JEANINE M/PITMAN RICHARD G
586 NW HIGH POINT DR
LAKE CITY, FL 32055

2027

20-3S-16-02202-110

BUILDING CHARACTERISTICS

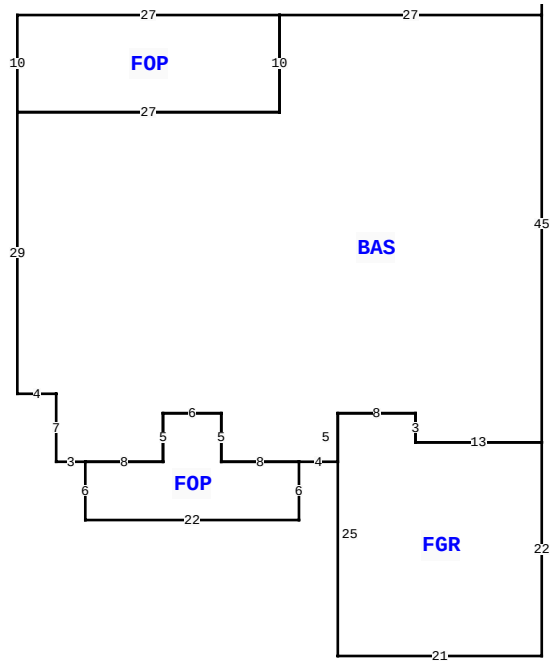
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
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	2,255	100		2,255	287,062
FGR	486	55		267	33,989
FOP	162	30		49	6,238
FOP	270	30		81	10,311
TOTALS	3,173			2,652	337,600

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,652	121.8140	134.00	355,368	2020	2020	0	0	0	5.00	95.00

1 SINGLE FAM 100% - 2023 Heated Area: 2255 HX Base Yr 2023



586 NW HIGH POINT DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 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	835.00	UT	2.25	2.25	100	2021	2020		100	1,879	
2	0030	BARN,MT	0	100	0	0	1.00	UT	15,000.00	15,000.00	100	2023	2022		100	15,000	
3	0252	LEAN-TO W/	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2023	2022		100	2,000	
4	0280	POOL R/CON	0	100	14	30	420.00	UT	70.00	70.00	100	2024	2023		97	28,518	
5	0166	CONC,PAVMT	0	100	0	0	1.00	UT	1,500.00	1,500.00	100	2024	2023		100	1,500	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		337,600
TOTAL MARKET OB/XF VALUE		48,897
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		441,497
SOH/AGL Deduction		0
ASSESSED VALUE		441,497
TOTAL EXEMPTION VALUE	HX HB VX	56,411
BASE TAXABLE VALUE		385,086
TOTAL JUST VALUE		441,497
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		447,618

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047696	Swimming Pool and	77,700	07/18/2023
39757	SFR	0	05/11/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1424/1196	11/17/2020	WD	Q	I	01	319,900
GRANTOR: BROWN ROAD BUILDERS I						
GRANTEE: JEANINE M & RICHARD						
1390/1793	8/01/2019	WD	U	V	30	35,000
GRANTOR: BROWN ROAD PROPERTIES						
GRANTEE: BROWN ROAD BUILDERS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=329,15] W27 S10 W27 S29 E4 S7 E3 E8 N5 E6 S5 E8 E4 N5 E8 S3 E13 N45 $
FGR=[ORIG=329,59] W13 N3 W8 S25 E21 N22 $
FOP=[ORIG=302,15] W27 S10 E27 N10 $
FOP=[ORIG=282,61] S6 E22 N6 W8 N5 W6 S5 W8 $
.

LAND DESCRIPTION

TOTAL OB/XF 48,897

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 03/19/2026 BY robin Total Acres: 3.71 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 11/17/2026 BY SYS