LOT 11 HIGH POINTE S/D.

WD 1189-1043, WD 1347-746, WD 13

HUNTER WESLEY H/HUNTER LISA A
590 NW HIGH POINT DR
LAKE CITY, FL 32055

2027

20-3S-16-02202-111

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 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
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

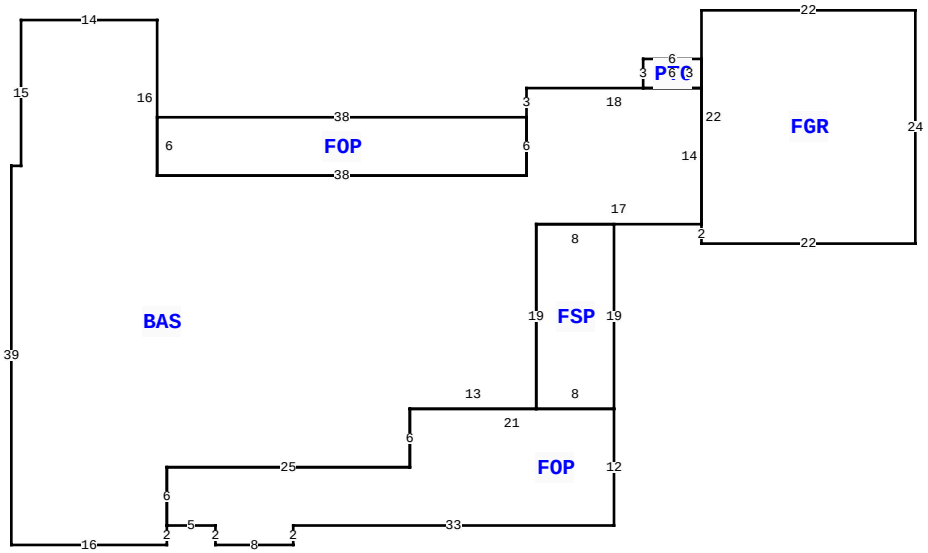
NEIGHBORHOOD/LOC 20316.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,142	100		2,142	267,410
FGR	528	55		290	36,204
FOP	228	30		68	8,489
FOP	418	30		125	15,605
FSP	152	40		61	7,615
PTO	18	5		1	125
TOTALS	3,486			2,687	335,448

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	CV	NORM	% COND
0100	01	2,687	120.7360	132.81	356,860	2020	2020	0	0	1	5.00	94.00

1 SINGLE FAM 100% - 2022 Heated Area: 2142 HX Base Yr 2022



590 NW HIGH POINT DR, LAKE CITY

BLD DATE | LGL DATE
XF DATE | LAND DATE 04/22/2026 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	600.00	UT	2.25	2.25	100	2020	2020	3	100	1,350	
2	0169	FENCE/WOOD	0	100	0	0	1.00	UT	1,800.00	1,800.00	100	2023	2022		100	1,800	
3	0030	BARN,MT	0	100	0	0	1.00	UT	12,000.00	12,000.00	100	2023	2022		100	12,000	
4	0294	SHED WOOD/	0	100	0	0	1.00	UT	4,000.00	4,000.00	100	2023	2022		100	4,000	
5	0280	POOL R/CON	0	100	28	12	336.00	UT	70.00	70.00	100	2024	2023		98	23,050	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	335,448
TOTAL MARKET OB/XF VALUE	42,200
TOTAL LAND VALUE - MARKET	51,000
TOTAL MARKET VALUE	428,648
SOH/AGL Deduction	8,958
ASSESSED VALUE	419,690
TOTAL EXEMPTION VALUE	HX HB VX 56,411
BASE TAXABLE VALUE	363,279
TOTAL JUST VALUE	428,648
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	434,736

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000039740	Swimming Pool and	43,000	05/06/2020
39740	POOL	0	05/06/2020
38607	SFR	0	09/13/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1375/1251	12/26/2018	WD	Q	V	01	49,000
GRANTOR: ALI & RACHEL M JABER-						
GRANTEE: WESLEY H & LISA A H						
1347/0746	11/03/2017	WD	Q	V	01	50,000
GRANTOR: BROWN ROAD PROPERTIES						
GRANTEE: ALI & RACHEL M JABE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W14 S15 W1 S39 E16 N2 FOP= E5 S2 E8 N2 E33 N12 W21 S6 W25 S6$ N6 E25 N6 E13 FSP= E8 N19 W8 S19$ N19 E17 FGR= S2 E22 N24 W22 S22$ N14 PTO= N3 W6 S3 E6$ W18 S3 FOP= W38 S6 E38 N6$ S6 W38 N16$.

LAND DESCRIPTION

TOTAL OB/XF 42,200

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	0.85	60,000.00	51,000.00	51,000							

REVIEW DATE 03/19/2026 BY robin Total Acres: 5.41 Total Land Value: 51,000 Market: 0 Agricultural: 0 Common: 51,000 PRINTED 11/17/2026 BY SYS