LOT 14 HIGH POINTE S/D

WD 1128-453, WD 1143-441, QC 121

POWELL JEANETTE PELHAM
553 NW HIGHPOINT DR.
LAKE CITY, FL 32055

2027

20-3S-16-02202-114

BUILDING CHARACTERISTICS

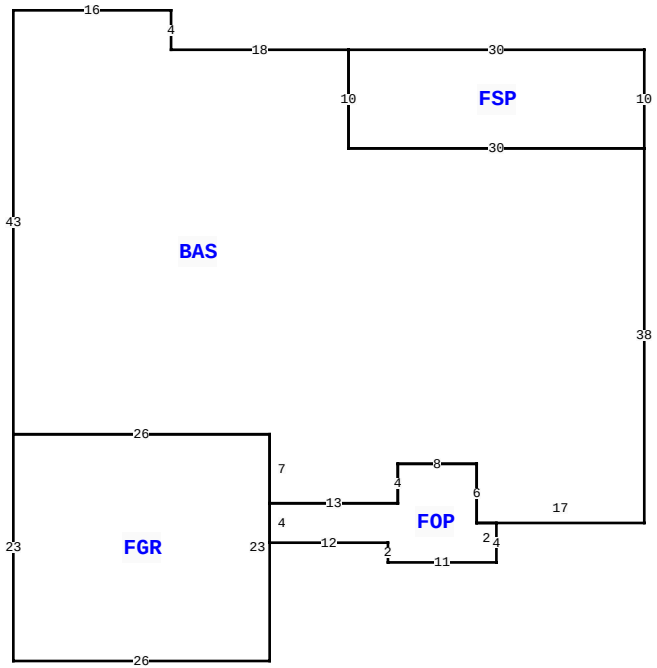
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	2,528	100		2,528	314,054
FGR	598	55		329	40,872
FOP	142	30		43	5,342
FSP	300	40		120	14,907
TOTALS	3,568			3,020	375,176

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	CV	NORM	% COND
0100	01	3,020	120.1442	132.16	399,123	2020	2020	0	0	1	5.00	94.00

1 SINGLE FAM 100% - 2021 Heated Area: 2528 HX Base Yr 2021



553 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	2020	2020	3	100	3,000	
2	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2020	2020	3	100	5,500	
3	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2023	2022		80	4,800	
4	0296	SHED METAL	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2023	2022		100	2,000	
5	0214	GRN HOUSE	0	100	0	0	1.00	UT	800.00	800.00	100	2023	2022		100	800	
6	0252	LEAN-TO W/	0	100	0	0	1.00	UT	600.00	600.00	100	2023	2022		100	600	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		375,176
TOTAL MARKET OB/XF VALUE		16,700
TOTAL LAND VALUE - MARKET		46,750
TOTAL MARKET VALUE		438,626
SOH/AGL Deduction		149,336
ASSESSED VALUE		289,290
TOTAL EXEMPTION VALUE	HX HB WX SX	106,411
BASE TAXABLE VALUE		182,879
TOTAL JUST VALUE		438,626
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		445,439

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047191	Solar Power Syste	35,720	05/10/2023
38927	SFR	0	11/22/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1396/0255	10/07/2019	WD	Q	V	01	28,500
GRANTOR: EVELYN I COHEN AKA EV						
GRANTEE: JEANETTE PELHAM POW						
1213/2307	4/20/2011	QC	U	V	11	100
GRANTOR: EVELYN F COHEN (LIFE						
GRANTEE: HEATHER GRAY & MART						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W18 N4 W16 S43 E26 S7 E13 N4 E8 S6 E17 N38 W30 N10 $
FGR=[ORIG=-34,39] S23 E26 N23 W26 $
FSP=[ORIG=30,10] N10 W30 S10 E30 $
FOP=[ORIG=-8,46] S4 E12 S2 E11 N4 W2 N6 W8 S4 W13 $
.

LAND DESCRIPTION

TOTAL OB/XF 16,700

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	0000	C	VAC RES	100		PRRD	0.00	0.00	1.00	LT		1.00	1.00	0.85	55,000.00	46,750.00	46,750							

REVIEW DATE 02/07/2023 BY KS Total Acres: 1.33 Total Land Value: 46,750 Market: 0 Agricultural: 0 Common: 46,750 PRINTED 11/16/2026 BY SYS