LOT 17 HIGH POINTE S/D.

WD 1189-1043, WD 1445-355

STEWART CHAD/STEWART JONI
168 NW DELANEY CT
LAKE CITY, FL 32055

2027

20-3S-16-02202-117

BUILDING CHARACTERISTICS

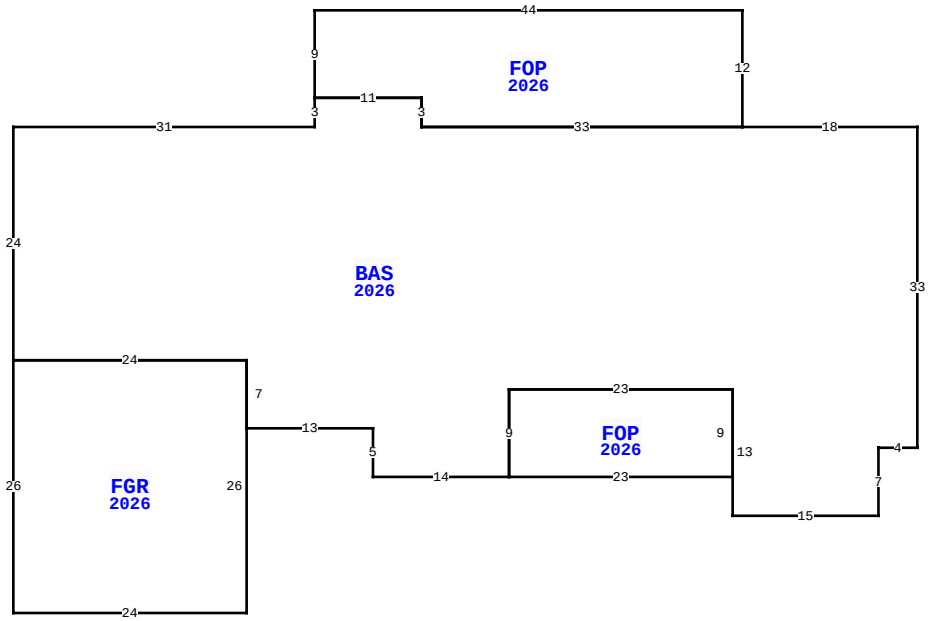
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	06	06
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	2,869	100	2026	2,869	366,429
FGR	624	55	2026	343	43,808
FOP	207	30	2026	62	7,919
FOP	495	30	2026	148	18,903
TOTALS	4,195			3,422	437,058

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,422	116.1090	127.72	437,058	2025	2025	0	0	0	0.00	100.00

1 SINGLE FAM 100% - 2026 Heated Area: 2869 HX Base Yr 2026



168 NW DELANEY CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/13/2025 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	437,058
TOTAL MARKET OB/XF VALUE	3,200
TOTAL LAND VALUE - MARKET	82,500
TOTAL MARKET VALUE	522,758
SOH/AGL Deduction	0
ASSESSED VALUE	522,758
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	471,347
TOTAL JUST VALUE	522,758
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	530,697

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049266	New Residential C	835,800	02/22/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1445/355	8/16/2021	WD	Q	V	01	139,900
GRANTOR: BROWN ROAD PROPERTIES						
GRANTEE: STEWART CHAD						
1189/1043	2/19/2010	WD	U	V	38	550,000
GRANTOR: HIGHPOINT FARMS LLC						
GRANTEE: BROWN ROAD PROPERTI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=90,10] W18 W33 N3 W11 S3 W31 S24 E24 S7 E13 S5 E14 N9 E23 S13 E15 N7 E4 N33 $
FGR=[YR=2026;ORIG=-3,34] E24 S26 W24 N26 $
FOP=[YR=2026;ORIG=48,37] E23 S9 W23 N9 $
FOP=[YR=2026;ORIG=72,-2] W44 S9 E11 S3 E33 N12 $
.

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	3,200.00	3,200.00	100	2026	2025		100	3,200	

LAND DESCRIPTION

TOTAL OB/XF 3,200

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	1.50	55,000.00	82,500.00	82,500							

REVIEW DATE 02/27/2026 BY robin Total Acres: 23.96 Total Land Value: 82,500 Market: 0 Agricultural: 0 Common: 82,500 PRINTED 11/17/2026 BY SYS