LOT 18 HIGH POINTE S/D.

WD 1189-1043, WD 1445-2485

KARLTON MATTHEW B/KARLTON LYNDI M
122 NW DELANEY CT
LAKE CITY, FL 32055

2027

20-3S-16-02202-118

BUILDING CHARACTERISTICS

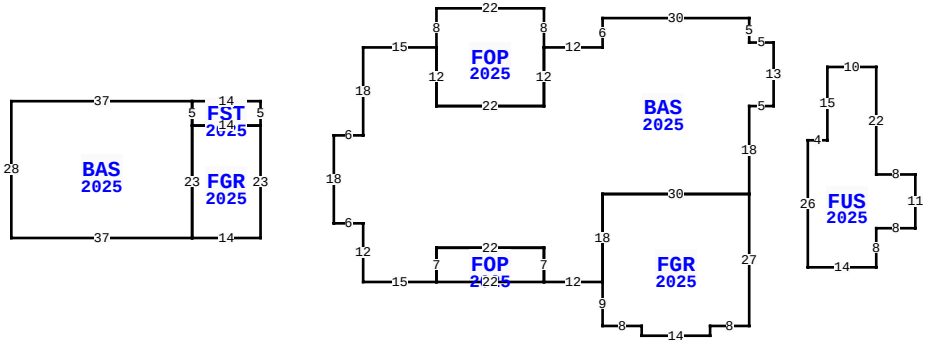
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
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	1,036	100	2025	1,036	123,476
BAS	3,187	100	2025	3,187	379,843
FGR	322	55	2025	177	21,096
FGR	838	55	2025	461	54,944
FOP	154	30	2025	46	5,483
FOP	440	30	2025	132	15,732
FST	70	55	2025	38	4,529
FUS	602	100	2025	602	71,749
TOTALS	6,649			5,679	676,852

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	5,679	109.9980	121.00	687,159	2024	2024	0	0	0	1.50	98.50

1 SINGLE FAM 100% - 2025 Heated Area: 4825 HX Base Yr 2025



122 NW DELANEY CT, 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	2,160.00	UT	3.00	3.00	100	2025	2024		100	6,480	
2	0030	BARN,MT	0	100	0	0	1.00	UT	36,000.00	36,000.00	100	2026	2025		100	36,000	
3	0166	CONC,PAVMT	0	100	0	0	1.00	UT	4,500.00	4,500.00	100	2026	2025		100	4,500	
4	0280	POOL R/CON	0	100	15	30	450.00	UT	70.00	70.00	100	2026	2025		98	30,870	
5	0080	DECKING	0	100	0	0	1,518.00	UT	8.00	8.00	100	2026	2025		100	12,144	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	676,852
TOTAL MARKET OB/XF VALUE	89,994
TOTAL LAND VALUE - MARKET	82,500
TOTAL MARKET VALUE	849,346
SOH/AGL Deduction	0
ASSESSED VALUE	849,346
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	797,935
TOTAL JUST VALUE	849,346
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	861,652

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000055332	Right-of-Way Acce		03/25/2026
000053380	Right-of-Way Acce		06/16/2025
000053076	Storage Building	38,000	05/12/2025
000050145	Swimming Pool and	75,500	06/18/2024
000048708	New Residential C	207,000	11/20/2023
000048629	New Residential C	734,000	11/13/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1445/2485	8/26/2021	WD	Q	V	01	119,000

GRANTOR: BROWN ROAD PROPERTIES

GRANTEE: KARLTON MATTHEW B

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=36,19] W30 S6 W12 S12 W22 N12 W15 S18 W6 S18 E6 S12 E15 N7 E22 S7 E12 N18 E30 N18 E5 N13 W5 N5 $
BAS=[YR=2025;ORIG=-78,36] W37 S28 E37 N23 N5 $
FGR=[YR=2025;ORIG=36,55] W30 S18 S9 E8 S2 E14 N2 E8 N27 $
FUS=[YR=2025;ORIG=62,29] W10 S15 W4 S26 E14 N8 E8 N11 W8 N22 $
FOP=[YR=2025;ORIG=-6,17] W22 S8 S12 E22 N12 N8 $
FGR=[YR=2025;ORIG=-78,41] E14 S23 W14 N23 $
FOP=[YR=2025;ORIG=-28,66] E22 S7 W22 N7 $
FST=[YR=2025;ORIG=-78,36] E14 S5 W14 N5 $
.

LAND DESCRIPTION

TOTAL OB/XF 89,994

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 09/25/2025 BY justin Total Acres: 15.54 Total Land Value: 82,500 Market: 0 Agricultural: 0 Common: 82,500 PRINTED 11/16/2026 BY SYS