

LOT 19 HIGH POINTE S/D & PART OF  
 POINTE S/D DESC AS: BEG SE COR O  
 DEG W 1100.52 FT TO SW COR OF SA

CALIENDO MICHAEL P/THOMSON JAMES W  
 260 NW WHITTON CT  
 LAKE CITY, FL 32055

**2026**

20-3S-16-02202-119

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Exterior Wall	00	N/A	0
Roof Structure	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPLK	100
Interior Floor	00	N/A	0
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2.5	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	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
BAS	2,589	100	
FGR	696	55	
FOP	45	30	
FOP	422	30	
FUS	364	100	
UDG	728	55	2025
TOTALS	4,844		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 2026								
			Heated Area: 2953			HX Base Yr 2026					

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			518,389
TOTAL MARKET OB/XF VALUE			9,490
TOTAL LAND VALUE - MARKET			103,125
TOTAL MARKET VALUE			631,004
SOH/AGL Deduction			247,042
ASSESSED VALUE			383,962
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			332,551
TOTAL JUST VALUE			631,004
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			636,704

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000055660	Screen Enclosure	41,500	05/12/2026
000053728	Swimming Pool and	157,000	07/31/2025
000048757	Storage Building	25,000	11/30/2023
000041776	New Residential C	200,000	04/21/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1536/1453	3/21/2025	WD	Q	I	01	900,000
GRANTOR: GILLESPIE WILLIAM WES						
GRANTEE: CALIENDO MICHAEL P						
1502/1441	11/07/2023	QC	U	V	11	100
GRANTOR: GILLESPIE WILLIAM W J						
GRANTEE: GILLESPIE WILLIAM W						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0166	CONC, PAVMT	0	100	0	1,230.00	UT	3.00	3.00	100	2022
2	0104	GENERATOR	0	100	0	1.00	UT	6,000.00	6,000.00	100	2023
3	0169	FENCE/WOOD	0	100	0	1.00	UT	1,000.00	1,000.00	100	2023

TOTAL OB/XF												9,490												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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							
2	0000	C	VAC RES	100		PRRD	0.00	0.00	0.25	LT		1.00	1.00	1.50	55,000.00	82,500.00	20,625							

BUILDING NOTES											
BUILDING DIMENSIONS											
BAS=[ORIG=24,-9] W5 N7 W17 W23 N2 W10 N17 W25 S25 W2 S10 E25 S13 E12 E9 S6 E14 N4 E17 N8 E5 N16 \$											
FGR=[ORIG=-33,0] W25 S26 E2 S2 E23 N28 \$											
FOP=[ORIG=2,-16] N14 W23 S2 W10 S10 E10 S2 E23 \$											
FUS=[ORIG=-96,-31] E14 S26 W14 N26 \$											
FOP=[ORIG=-21,18] E9 N5 W9 S5 \$											
UDG=[YR=2025;ORIG=-116,5] E28 S26 W28 N26 \$											