LOT 20 HIGH POINTE S/D EX 3.80 A
1501-2732 & LOT 21 HIGH POINTE S

JEWETT JOHN H IV/GAVIN PAULA L
396 NW WHITTON CT
LAKE CITY, FL 32055

2027

20-3S-16-02202-121

BUILDING CHARACTERISTICS

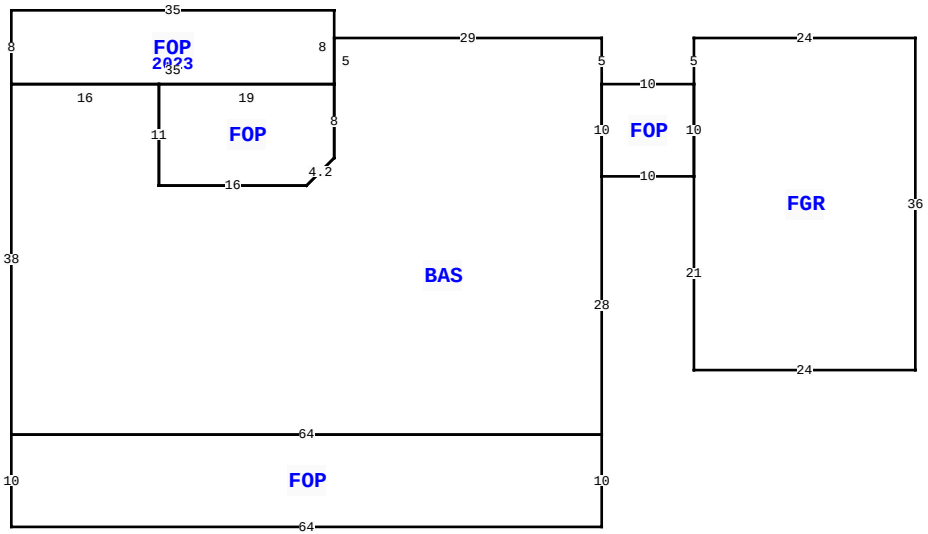
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
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	2,373	100		2,373	282,459
FGR	864	55		475	56,539
FOP	100	30		30	3,571
FOP	205	30		62	7,380
FOP	640	30		192	22,854
FOP	280	30	2023	84	9,998
TOTALS	4,462			3,216	382,802

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,216	112.7175	123.99	398,752	2021	2021	0	0	0	4.00	96.00

1 SINGLE FAM 100% - 2022 Heated Area: 2373 HX Base Yr 2022



396 NW WHITTON CT, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	382,802
TOTAL MARKET OB/XF VALUE	14,806
TOTAL LAND VALUE - MARKET	96,938
TOTAL MARKET VALUE	494,546
SOH/AGL Deduction	127,533
ASSESSED VALUE	367,013
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	315,602
TOTAL JUST VALUE	494,546
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	501,492

PERMIT NUM	DESCRIPTION	AMT	ISSUED
40028	SFR	0	06/24/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1498/577	8/29/2023	WD	Q	V	03	60,000
GRANTOR: BROWN ROAD PROPERTIES						
GRANTEE: JEWETT JOHN H IV						
1443/1229	7/22/2021	WD	U	I	11	100
GRANTOR: JEWETT JOHN H IV						
GRANTEE: JEWETT JOHN H IV						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=90,30] S38 E64 N28 N10 N5 W29 S5 S8 D3L3 W16 N11 W16 $
FGR=[ORIG=164,25] S5 S10 S21 E24 N36 W24 $
FOP=[ORIG=90,68] S10 E64 N10 W64 $
FOP=[YR=2023;ORIG=125,22] W35 S8 E35 N8 $
FOP=[ORIG=106,30] S11 E16 U3R3 N8 W19 $
FOP=[ORIG=154,30] S10 E10 N10 W10 $
.

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2022	2021		100	1,200	
2	0166	CONC,PAVMT	0	100	0	0	4,403.00	UT	2.00	2.00	100	2022	2021		100	8,806	
3	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2023	2022		80	4,800	

LAND DESCRIPTION

TOTAL OB/XF 14,806

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	1.20	55,000.00	66,000.00	66,000							
2	0000	C	VAC RES	100		PRRD	0.00	0.00	0.75	LT		1.00	1.00	0.75	55,000.00	41,250.00	30,938							

REVIEW DATE 02/07/2023 BY KS Total Acres: 11.70 Total Land Value: 96,938 Market: 0 Agricultural: 0 Common: 96,938 PRINTED 11/16/2026 BY SYS