LOT 24 HIGH POINTE S/D

WD 1172-2129, WD 1463-1935,

LAY WILLIS BRYCE/LAY JENNA
223 NW WHITTON CT
LAKE CITY, FL 32055

2027

20-3S-16-02202-124

BUILDING CHARACTERISTICS

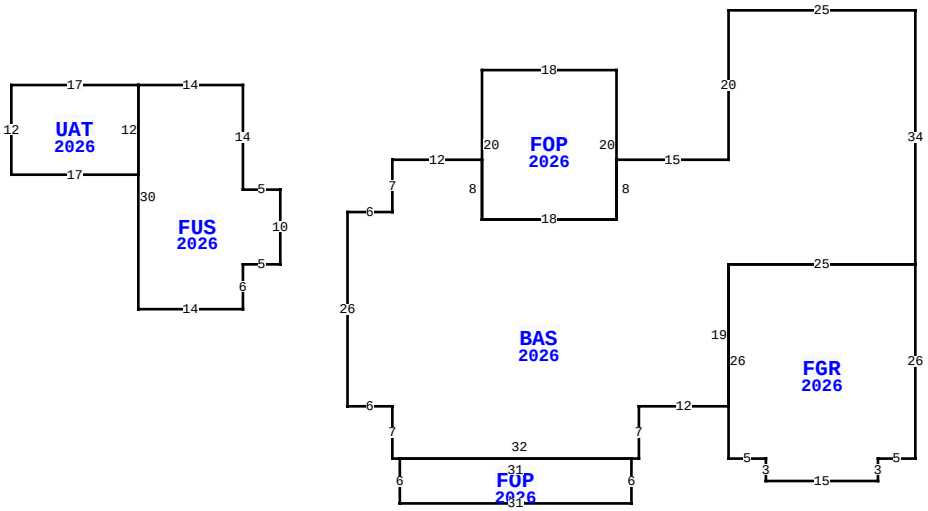
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.5	1.5 100
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	2,578	100	2026	2,578	330,551
FGR	695	55	2026	382	48,980
FOP	186	30	2026	56	7,180
FOP	360	30	2026	108	13,848
FUS	470	100	2026	470	60,263
UAT	204	10	2026	20	2,564
TOTALS	4,493			3,614	463,387

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,614	116.5673	128.22	463,387	2025	2025	0	0	0	0.00	100.00

1 SINGLE FAM 100% - 2026 Heated Area: 3048 HX Base Yr 2026



223 NW WHITTON CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/20/2026 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	1,500.00	UT	5.00	5.00	100	2026	2025		100	7,500	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		463,387
TOTAL MARKET OB/XF VALUE		7,500
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		525,887
SOH/AGL Deduction		61,002
ASSESSED VALUE		464,885
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		413,474
TOTAL JUST VALUE		525,887
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		534,344

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050326	New Residential C	500,000	07/11/2024
000049924	Right-of-Way Acce		05/23/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1463/1935	3/31/2022	WD	Q	V	01	65,000
GRANTOR: SANTOS BENJAMIN M						
GRANTEE: LAY WILLIS BRYCE						
1172/2129	5/05/2009	WD	Q	V	01	49,900
GRANTOR: HIGHPOINT FARMS LLC						
GRANTEE: BENJAMIN M SANTOS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=80,10] W25 S20 W15 S8 W18 N8 W12 S7 W6 S26 E6 S7 E1 E32 N7 E12 N19 E25 N34 $
FGR=[YR=2026;ORIG=80,44] W25 S26 E5 S3 E15 N3 E5 N26 $
FUS=[YR=2026;ORIG=-10,20] W14 S30 E14 N6 E5 N10 W5 N14 $
FOP=[YR=2026;ORIG=22,18] E18 S20 W18 N20 $
FOP=[YR=2026;ORIG=11,70] E31 S6 W31 N6 $
UAT=[YR=2026;ORIG=-41,20] E17 S12 W17 N12 $
.

LAND DESCRIPTION

TOTAL OB/XF 7,500

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	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 02/27/2026 BY robin Total Acres: 1.95 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 11/16/2026 BY SYS