LOT 29 HIGH POINTE S/D

WD 1189-1043, WD 1328-417,

REEDER EDWARD A/REEDER-ST. CLAIR CELESTE
475 NW HIGH POINT DR
LAKE CITY, FL 32055

2027

20-3S-16-02202-129

BUILDING CHARACTERISTICS

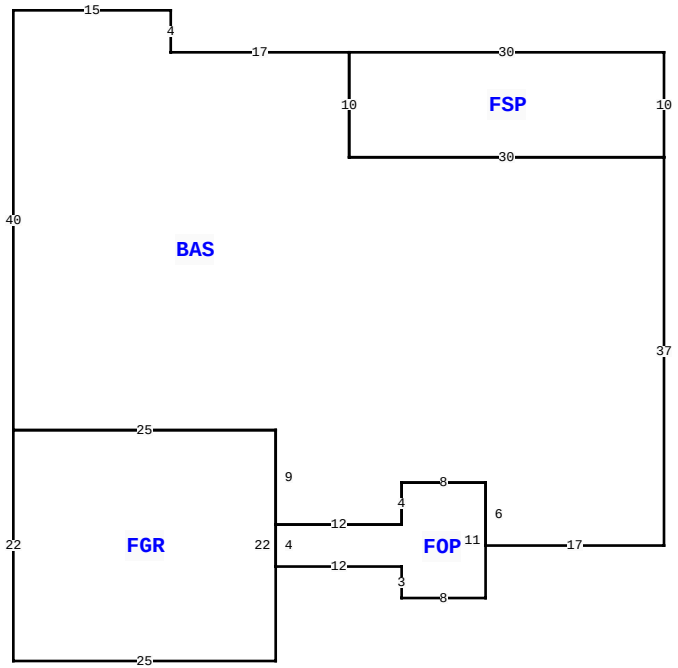
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,327	100		2,327	286,359
FGR	550	55		302	37,164
FOP	136	30		41	5,045
FSP	300	40		120	14,767
TOTALS	3,313			2,790	343,335

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,790	121.5984	133.76	373,190	2017	2017	0	0	0	8.00	92.00

1 SINGLE FAM 100% - 2020 Heated Area: 2327 HX Base Yr 2020



475 NW HIGH POINT DR, 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	2,902.00	UT	2.00	2.00	100	2017	2017	3	100	5,804	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,500	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		343,335
TOTAL MARKET OB/XF VALUE		7,304
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		405,639
SOH/AGL Deduction		92,253
ASSESSED VALUE		313,386
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		261,975
TOTAL JUST VALUE		405,639
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		411,876

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000041559	Roof Replacement	20,077	03/19/2021
34796	SFR	912	01/03/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1380/0348	3/11/2019	WD	Q	I	01	320,000
GRANTOR: FRANK E & KATHY J SLA						
GRANTEE: EDWARD A REEDER & C						
1346/2581	10/27/2017	WD	Q	I	01	284,900
GRANTOR: BROWN ROAD BUILDERS I						
GRANTEE: FRANK E & KATHY J S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W17 N4 W15 S40 FGR= S22 E25 N22 W25$ E25 S9 FOP= S4 E12 S3 E8 N11 W8 S4 W12$ E12 N4 E8 S6 E17 N37 FSP= N10 W30 S10 E30$ W30 N10$.

LAND DESCRIPTION

TOTAL OB/XF 7,304

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 02/07/2023 BY KS Total Acres: 1.89 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 11/16/2026 BY SYS