LOT 31 HIGH POINTE S/D.

WD 1148-725, LE 1576-2513

KISALA LOUIS J/KISALA ELONA D
P O BOX 530
WELLBORN, FL 32094-0530

2027

20-3S-16-02202-131

BUILDING CHARACTERISTICS

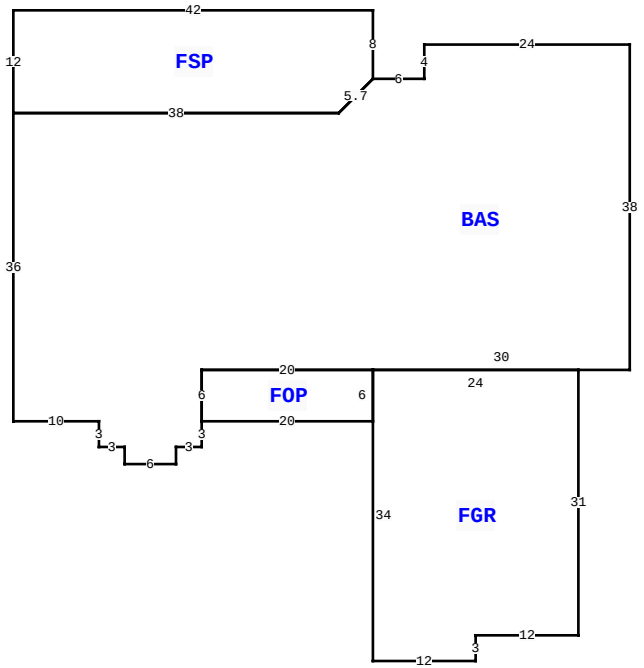
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 90
Exterior Wall	21	STONE 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
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	2,564	100		2,564	273,471
FGR	780	55		429	45,756
FOP	120	30		36	3,839
FSP	496	40		198	21,118
TOTALS	3,960			3,227	344,185

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,227	114.0720	125.48	404,924	2010	2010	0	0	0	15.00	85.00

1 SINGLE FAM 100% - 2011 Heated Area: 2564 HX Base Yr 2011



353 NW HIGH POINT DR, LAKE CITY

BLD DATE		LGL DATE	03/13/2025 MLU
XF DATE		LAND DATE	
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	3,556.00	UT	2.25	2.25	100	2010	2010	3	100	8,001	
2	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2023	2022		80	4,800	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	344,185
TOTAL MARKET OB/XF VALUE	12,801
TOTAL LAND VALUE - MARKET	66,000
TOTAL MARKET VALUE	422,986
SOH/AGL Deduction	192,917
ASSESSED VALUE	230,069
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	178,658
TOTAL JUST VALUE	422,986
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	429,241

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042073	Roof Replacement	22,580	06/03/2021
28074	SFR	1,145	09/11/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1576/2513	8/27/2026	LE	U	I	14	100
GRANTOR: KISALA LOUIS J						
GRANTEE: KISALA LOUIS J (ENH						
1148/0725	4/14/2008	WD	Q	V		79,900
GRANTOR: HIGHPOINT FARMS LLC						
GRANTEE: LOUIS & ELONA KISAL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W24 S4 W6 FSP= N8 W42 S12 E38 R4 U4 $ D4 L4 W38 S36 E10 S3 E3 S2 E6 N2 E3 N3 FOP= E20 N6 W20 S6$ N6 E20 FGR= S34 E12 N3 E12 N31 W24$ E30 N38$.

LAND DESCRIPTION

TOTAL OB/XF 12,801

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							

REVIEW DATE 02/07/2023 BY KS Total Acres: 2.55 Total Land Value: 66,000 Market: 0 Agricultural: 0 Common: 66,000 PRINTED 11/16/2026 BY SYS