COMM AT SE COR OF W1/2 OF SEC,
RUN W 2734.37 FT, N 2356.30 FT
SE 339.80 FT, N 551.97 FT, SE

FEAGLE CLAY G/FEAGLE RAMSEY R
P O BOX 530
LAKE CITY, FL 32056

2027

20-3S-16-02202-132

BUILDING CHARACTERISTICS

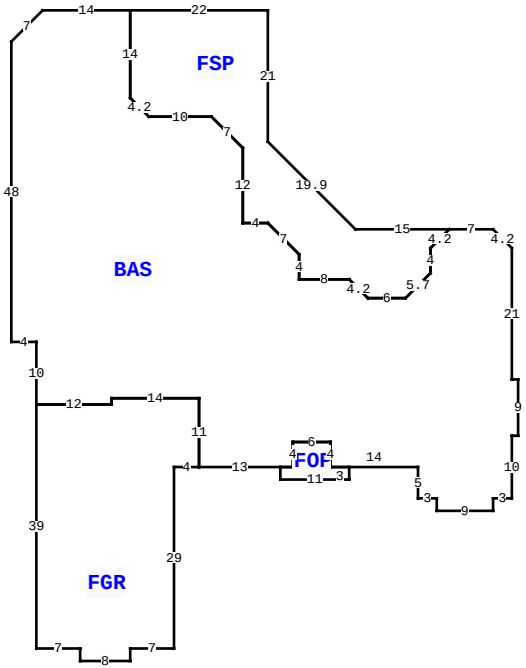
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 80
Exterior Wall	21	STONE 20
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 80
Interior Floo	12	HARDWOOD 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Kitchen Adjus	02	02 100
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	3,526	100		3,526	438,989
FGR	928	55		510	63,495
FOP	46	30		14	1,743
FSP	755	40		302	37,599
TOTALS	5,255			4,352	541,826

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	4,352	138.0271	151.83	660,764	2007	2007	0	0	0	18.00	82.00

1 SINGLE FAM 100% - 2015 Heated Area: 3526 HX Base Yr 2015



325 NW HIGH POINT DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/22/2026 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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2007	2007	3	100	1,200	
2	0280	POOL R/CON	0	100	17	28	476.00	UT	70.00	70.00	100	2007	2007	3	54	17,993	
3	0282	POOL ENCL	0	100	35	35	1,225.00	UT	15.00	15.00	100	2007	2007	3	40	7,350	
4	0166	CONC,PAVMT	0	100	0	0	4,464.00	UT	2.10	2.10	100	2007	2007	3	100	9,374	
5	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	600	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	541,826
TOTAL MARKET OB/XF VALUE	36,517
TOTAL LAND VALUE - MARKET	120,000
TOTAL MARKET VALUE	698,343
SOH/AGL Deduction	220,146
ASSESSED VALUE	478,197
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	426,786
TOTAL JUST VALUE	698,343
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	708,193

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000041621	Roof Replacement	42,065	03/29/2021
25961	POOL	195	06/26/2007
25512	SFR	979	02/12/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1278/2498	8/01/2014	WD	Q	I	01	495,000
GRANTOR: KEVIN H & HEATHER GRA						
GRANTEE: CLAY G & RAMSEY R F						
1104/2607	12/13/2006	WD	Q	V	01	84,900
GRANTOR: HIGHPOINT FARMS LLC						
GRANTEE: KEVIN H & HEATHER G						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W14 D5 L5 S48 E4 S10 FGR= S39 E7 S2 E8 N2 E7 N29 E4 N11 W14 S1 W12$ E12 N1 E14 S11 E13 FOP= S2 E11 N2 W3 N4 W6 S4 W2$ E2 N4 E6 S4 E14 S5 E3 S2 E9 N2 E3 N10 E1 N9 W1 N21 L3 U3 W7 FSP= W15 L14 U14 N21 W22 S14 D3 R3 E10 D5 R5 S12 E4 D5 R5 S4 E8 D3 R3 E6 R4 U4 N4 R3 U3 $ D3 L3 S4 D4 L4 W6 L3 U3 W8 N4 L5 U5 W4 N12 L5 U5 W10 L3 U3 N14$.

LAND DESCRIPTION

TOTAL OB/XF 36,517

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	2.00	60,000.00	120,000.00	120,000							

REVIEW DATE 02/07/2023 BY KS Total Acres: 4.79 Total Land Value: 120,000 Market: 0 Agricultural: 0 Common: 120,000 PRINTED 11/16/2026 BY SYS