

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

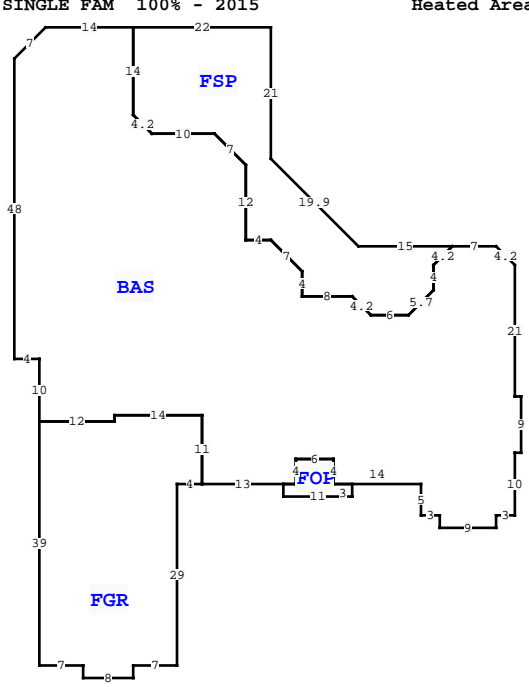
FEAGLE CLAY G/FEAGLE RAMSEY R  
 P O BOX 530  
 LAKE CITY, FL 32056

**2026**

20-3S-16-02202-132

ELEMENT		CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD	80
Exterior Wall	21	STONE	20
Roof Structure	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	15	HARDTILE	80
Interior Floor	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
BAS	3,526	100	
FGR	928	55	
FOP	46	30	
FSP	755	40	
TOTALS	5,255		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 2015		Heated Area: 3526		HX Base Yr 2015				



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE		551,676	
TOTAL MARKET OB/XF VALUE		36,517	
TOTAL LAND VALUE - MARKET		120,000	
TOTAL MARKET VALUE		708,193	
SOH/AGL Deduction		243,924	
ASSESSED VALUE		464,269	
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE		412,858	
TOTAL JUST VALUE		708,193	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		706,254	

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	Q	I	01	495,000
GRANTOR: KEVIN H & HEATHER GRA						
GRANTEE: CLAY G & RAMSEY R F						
1104/2607	12/13/2006	WD Q	Q	V	01	84,900
GRANTOR: HIGHPOINT FARMS LLC						
GRANTEE: KEVIN H & HEATHER G						

EXTRA FEATURES		BLD DATE		LGL DATE	
325 NW HIGH POINT DR, LAKE CITY		04/22/2026		MLU	

L N	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	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	UT	70.00	70.00	100	2007	2007	3	54	17,993	
3	0282	POOL ENCL	0	100	35	35	UT	15.00	15.00	100	2007	2007	3	40	7,350	
4	0166	CONC, PAVMT	0	100	0	0	UT	2.10	2.10	100	2007	2007	3	100	9,374	
5	0294	SHED WOOD/	0	100	0	0	UT	0.00	0.00	100	2014	2014	3	100	600	

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							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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							