LOT 34 HIGH POINTE S/D

WD 1189-1043, WD 1251-1907, FJ 1

MALONE PAUL A
218 NW SOLSTICE CT
LAKE CITY, FL 32055

**2027**

**20-3S-16-02202-134**

## BUILDING CHARACTERISTICS

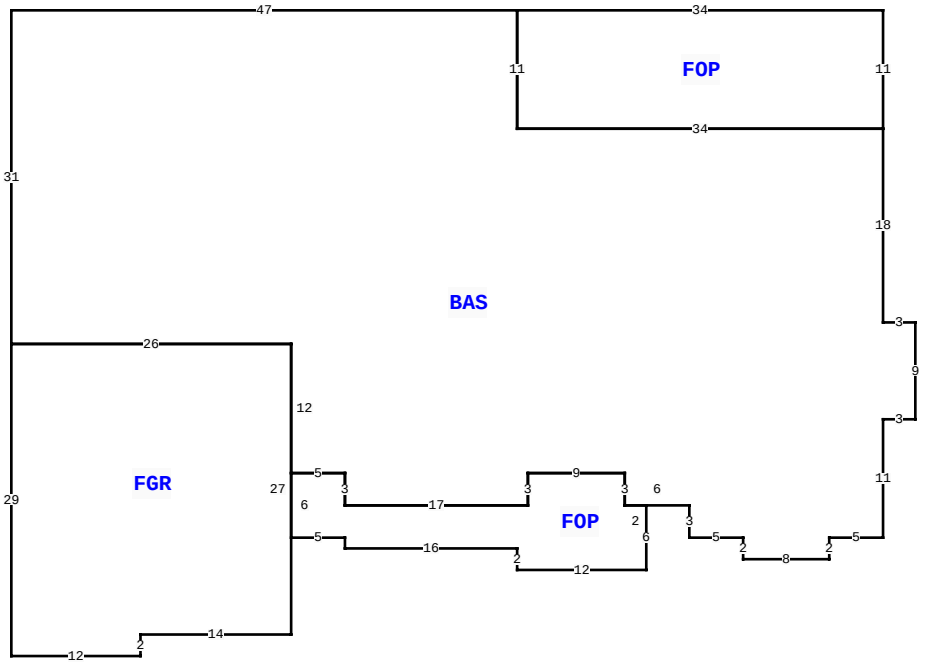
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 32 | HARDIE BRD 90 |
| Exterior Wall | 21 | STONE 10 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 13 | LAM/VNLPLK 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2.5 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Architectual | 07 | RANCH 100 |
| Units | | 0 100 |
| Condition Adj | 03 | 03 100 |
| Quality | 07 | 07 |
| DOR CODE | 5000 | IMPROVED AG |
| 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 | 3,017 | 100 | | 3,017 | 375,119 |
| FGR | 726 | 55 | | 399 | 49,610 |
| FOP | 193 | 30 | | 58 | 7,212 |
| FOP | 374 | 30 | | 112 | 13,926 |
| TOTALS | 4,310 | | | 3,586 | 445,865 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 3,586 | 125.5912 | 138.15 | 495,406 | 2015 | 2015 | 0 | 0 | 0 | 10.00 | 90.00 |

1 SINGLE FAM 100% - 2026 Heated Area: 3017 HX Base Yr 2026




218 NW SOLSTICE CT, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| 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 | 1,132.00 | UT | 2.00 | 2.00 | 100 | 2015 | 2015 | 3 | 100 | 2,264 | |
| 2 | 0031 | BARN,MT AE | 0 | 100 | 30 | 50 | 1,500.00 | UT | 18.00 | 18.00 | 100 | 2014 | 2014 | 3 | 100 | 27,000 | |
| 3 | 0180 | FPLC 1STRY | 0 | 100 | 0 | 0 | 1.00 | UT | 2,000.00 | 2,000.00 | 100 | 2015 | 2015 | 3 | 100 | 2,000 | |
| 4 | 0281 | POOL R/FIB | 0 | 100 | 14 | 30 | 420.00 | UT | 65.00 | 65.00 | 100 | 2017 | 2017 | 3 | 84 | 22,932 | |
| 5 | 0166 | CONC,PAVMT | 0 | 100 | 0 | 0 | 350.00 | UT | 2.00 | 2.00 | 100 | 2017 | 2017 | 3 | 100 | 700 | |

## COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 3 | Tax Dist: | |
| BUILDING MARKET VALUE | | 445,865 |
| TOTAL MARKET OB/XF VALUE | | 54,896 |
| TOTAL LAND VALUE - MARKET | | 280,575 |
| TOTAL MARKET VALUE | | 593,133 |
| SOH/AGL Deduction | | 0 |
| ASSESSED VALUE | | 593,133 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 541,722 |
| TOTAL JUST VALUE | | 781,336 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 789,437 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 35703 | POOL | 338 | 08/18/2017 |
| 32416 | SFR | 1,271 | 10/20/2014 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1537/2794 | 4/14/2025 | WD | Q | I | 01 | 950,000 |
| GRANTOR: EDSON JOHN MARK | | | | | | |
| GRANTEE: MALONE PAUL A | | | | | | |
| 1525/2268 | 9/18/2024 | LE | U | I | 14 | 100 |
| GRANTOR: EDSON JOHN MARK (ENH | | | | | | |
| GRANTEE: EDSON JM FAMILY TRU | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[ORIG=0,0] W47 S31 E26 S12 E5 S3 E17 N3 E9 S3 E6 S3 E5 S2 E8 N2 E5 N11 E3 N9 W3 N18 W34 N11 $
FGR=[ORIG=-47,31] S29 E12 N2 E14 N27 W26 $
FOP=[ORIG=34,11] N11 W34 S11 E34 $
FOP=[ORIG=-21,43] S6 E5 S1 E16 S2 E12 N6 W2 N3 W9 S3 W17 N3 W5 $
.

## LAND DESCRIPTION

TOTAL OB/XF 54,896

| 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 | 4.00 | AC | | 1.00 | 1.00 | 1.25 | 18,000.00 | 22,500.00 | 90,000 | | | | | | | |
| 2 | 6200 | A | PASTURE 3 | 0 | | | 0.00 | 0.00 | 8.47 | AC | | 1.00 | 1.00 | 1.00 | 280.00 | 280.00 | 2,372 | | | | | | | |
| 3 | 9910 | M | MKT.VAL.AG | 0 | | | 0.00 | 0.00 | 8.47 | AC | | 1.00 | 1.00 | 1.25 | 18,000.00 | 22,500.00 | 190,575 | | | | | | | |

REVIEW DATE 07/22/2025 BY TP Total Acres: 12.47 Total Land Value: 92,372 Market: 190,575 Agricultural: 2,372 Common: 90,000 PRINTED 11/16/2026 BY SYS