LOT 35 HIGH POINTE S/D.

WD 1189-1043, WD 1258-1871, WD 1

STEWART CHAD M/STEWART JONI L
426 SW COMMERCE DR, STE 130
LAKE CITY, FL 32025

2027

20-3S-16-02202-135

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0700	MISC IMPROVED	
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
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

225 NW HIGH POINT DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	27,150
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	82,150
SOH/AGL Deduction	0
ASSESSED VALUE	82,150
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	82,150
TOTAL JUST VALUE	82,150
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	82,150

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1506/1698	1/19/2024	WD	Q	I	01	107,500
GRANTOR: FEAGLE CLAY G						
GRANTEE: STEWART CHAD M						
1299/1847	8/13/2015	WD	Q	I	01	65,300
GRANTOR: RICHARD R & JESSICA J						
GRANTEE: CLAY G FEAGLE						

BUILDING NOTES

BUILDING DIMENSIONS

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	0020	BARN,FR	0	0	150	38	5,700.00	UT	5.00	5.00	90	1993	1993	3	90	25,650	
2	0260	PAVEMENT-A	0	0	0	0	1.00	UT	1,500.00	1,500.00	100	2023	2022		100	1,500	

LAND DESCRIPTION

TOTAL OB/XF 27,150

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	0700	C	MISC RES	0		PRRD	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 01/29/2024 BY TP Total Acres: 3.16 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 11/16/2026 BY SYS