LOT 36 HIGH POINTE S/D

WD 1189-1043, WD 1346-1006, QC 1

CONNER AMANDA L
199 NW SOLSTICE CT
LAKE CITY, FL 32055

2027

20-3S-16-02202-136

BUILDING CHARACTERISTICS

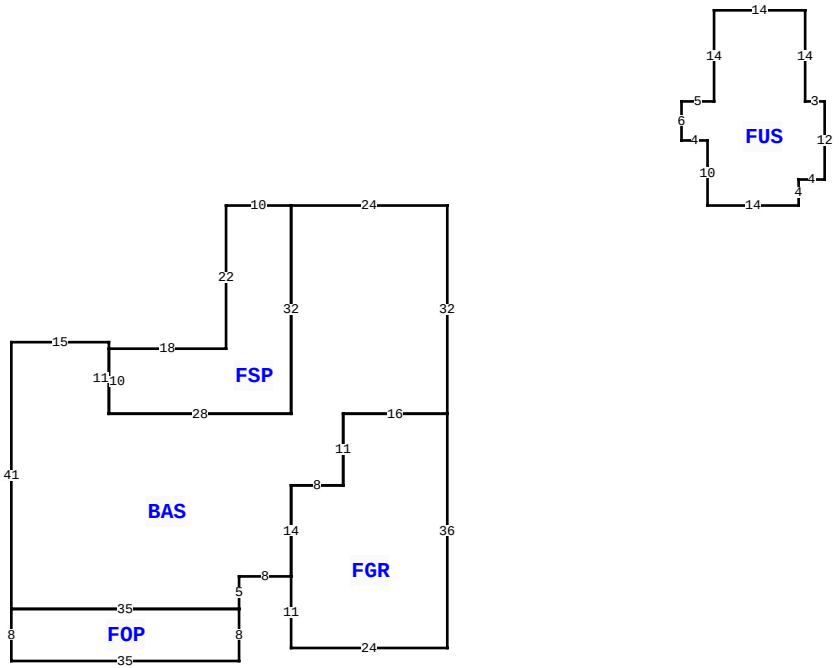
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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	2,271	100		2,271	284,848
FGR	776	55		427	53,558
FOP	280	30		84	10,536
FSP	500	40		200	25,086
FUS	492	100		492	61,711
TOTALS	4,319			3,474	435,738

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,474	120.0292	132.03	458,672	2020	2020	0	0	0	5.00	95.00

1 SINGLE FAM 100% - 2021 Heated Area: 2763 HX Base Yr 2021



199 NW SOLSTICE CT, LAKE CITY

BLD DATE		LGL DATE	04/22/2026 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	1.00	UT	2,500.00	2,500.00	100	2021	2020		100	2,500	
2	0296	SHED METAL	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2023	2022		100	2,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	435,738
TOTAL MARKET OB/XF VALUE	4,500
TOTAL LAND VALUE - MARKET	120,000
TOTAL MARKET VALUE	560,238
SOH/AGL Deduction	124,644
ASSESSED VALUE	435,594
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	384,183
TOTAL JUST VALUE	560,238
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	568,160

PERMIT NUM	DESCRIPTION	AMT	ISSUED
37824	SFR	1,429	03/05/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1486/77	3/02/2023	QC	U	I	11	100
GRANTOR: CONNER JAMES M						
GRANTEE: CONNER AMANDA L						
1346/1006	10/20/2017	WD	Q	V	01	59,000
GRANTOR: BROWN ROAD PROPERTIES						
GRANTEE: JAMES M & AMANDA L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W24 FSP= W10 S22 W18 S10 E28 N32$ S32 W28 N11 W15 S41
FOP= S8 E35 N8 W35$ E35 N5 E8 FGR= S11 E24 N36 W16 S11 W8
S14$ N14 E8 N11 E16 N32$ PTR= E40 FUS= E14 N4 E4 N12 W3 N14
W14 S14 W5 S6 E4 S10$ W40$.

LAND DESCRIPTION

TOTAL OB/XF 4,500

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: 5.88 Total Land Value: 120,000 Market: 0 Agricultural: 0 Common: 120,000 PRINTED 11/16/2026 BY SYS