LOT 31 HIGH POINTE S/D
WD 1148-725

KISALA LOUIS J & ELONA D
P O BOX 530
WELLBORN, FL 32094-0530

2021

20-3S-16-02202-131

COLUMBIA COUNTY PROPERTY

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	14	CARPET 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	06	06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD	20316.00	1.00

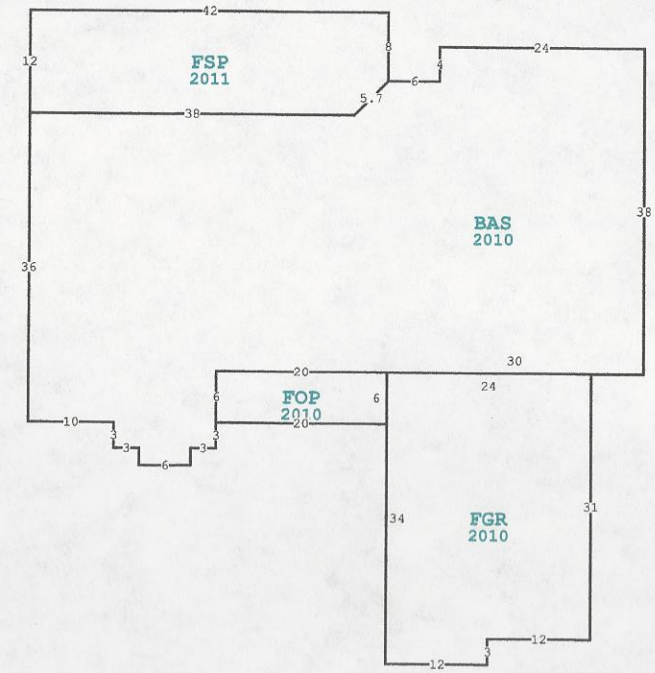
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,564	100	2,564	193,031
FGR	780	55	429	32,297
FOP	120	30	36	2,710
FSP	496	40	198	14,907
TOTALS	3,960		3,227	242,945

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,227	119.5040	83.65	269,939	2010	2010	0	0	0	10.00	90.00

1 SINGLE FAM - 100% - 2011

HX Base Yr 2011



COLUMBIA COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		242,945
TOTAL MARKET OB/XF VALUE		8,001
TOTAL LAND VALUE - MARKET		42,000
TOTAL MARKET VALUE		292,946
SOB/AGL Deduction		104,889
ASSESSED VALUE		188,057
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		138,057
TOTAL JUST VALUE		292,946
INCOME VALUE		
PREVIOUS YEAR VALUE		0

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1148/0725	4/14/2008	WD	Q	V		79,900

GRANTOR: HIGHPOINT FARMS LLC

GRANTEE: LOUIS & ELONA KISAL

353 NW HIGH POINT DR, 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	3,556.00	UT	2.25	2.25	100	2010	2010	3	100	8,001	

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2010] W24 S4 W6 FSP=[YR=2011] N8 W42 S12 E38 R4 U4 $ D4 L4 W38 S36 E10 S3 E3 S2 E6 N2 E3 N3 FOP=[YR=2010] E20 N6 W20 S6$ N6 E20 FGR=[YR=2010] S34 E12 N3 E12 N31 W24$ E30 N38$.

LAND DESCRIPTION

TOTAL OB/XF 8,001

LN	USE CODE	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	SFR	100		PRRD	0.00	0.00	1.00	LT		1.00	1.00	1.20	35,000.00	42,000.00	42,000	HIGH LOT WITH GOOD VI						

REVIEW DATE 06/19/2018 BY KRBC TOTAL LAND: 2.55 Market: 0 Agricultural: 0 Common: 42000 PRINTED 06/03/2021