LOT 3 HIGH POINTE S/D.
WD 1189-1043, WD 1292-2615, WD 1

CLEAVES MARK E/CLEAVES VIRGINIA R
286 NW HIGH POINT DR
LAKE CITY, FL 32055

2025

20-3S-16-02202-103

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	15	HARDTILE 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	07	07

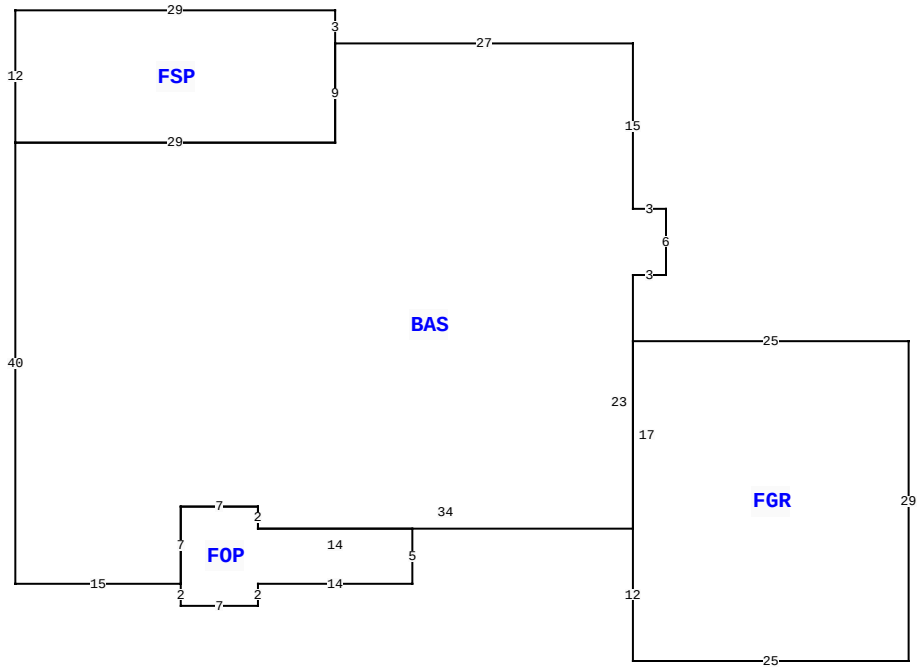
DOR CODE: 0100 SINGLE FAMILY
MAP NUM: | MKT AREA: 01
NEIGHBORHOOD/LOC: 20316.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,282	100		2,282	294,697
FGR	725	55		399	51,527
FOP	133	30		40	5,165
FSP	348	40		139	17,951
TOTALS	3,488			2,860	369,340

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,860	123.9854	138.86	397,140	2017	2017	0	0	0	7.00	93.00

1 SINGLE FAM – 100% - 2022 Heated Area: 2282 HX Base Yr 2022



286 NW HIGH POINT DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/13/2025 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		369,340
TOTAL MARKET OB/XF VALUE		37,418
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		461,758
SOH/AGL Deduction		60,922
ASSESSED VALUE		400,836
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		350,114
TOTAL JUST VALUE		461,758
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		432,394

PERMIT NUM	DESCRIPTION	AMT	ISSUED
35874	STORAGE	259	10/12/2017
35361	SFR	1,215	05/29/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1538/2312	4/30/2025	WD	Q	I	01	650,000
GRANTOR: SCHWARZ KEN A						
GRANTEE: CLEAVES MARK E						
1440/1779	5/27/2021	WD	Q	I	01	450,000
GRANTOR: NAEGLER ERIC R II						
GRANTEE: SCHWARZ KEN A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W27 FSP= N3 W29 S12 E29 N9$ S9 W29 S40 E15 FOP= S2 E7 N2 E14 N5 W14 N2 W7 S7$ N7 E7 S2 E34 FGR= S12 E25 N29 W25 S17$ N23 E3 N6 W3 N15$.

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	4,777.00	UT	2.00	2.00	100	2017	2017	3	100	9,554	
2	0210	GARAGE U	0	100	30	50	1,500.00	UT	16.00	16.00	100	2017	2017	3	100	24,000	
3	0169	FENCE/WOOD	0	100	0	0	368.00	UT	10.50	10.50	100	2017	2017	3	100	3,864	

LAND DESCRIPTION

TOTAL OB/XF 37,418

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	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 07/24/2025 BY TP Total Acres: 2.68 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 07/30/2025 BY SYS