LOT 6 CREST POINTE S/D.
WD 1035-1813. WD 1082-2156. WD 1

GREENE JOSEPH R/LITTLE JENNA L
132 SW CRESTPOINTE CT
LAKE CITY, FL 32024

2026

11-4S-16-02905-406

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

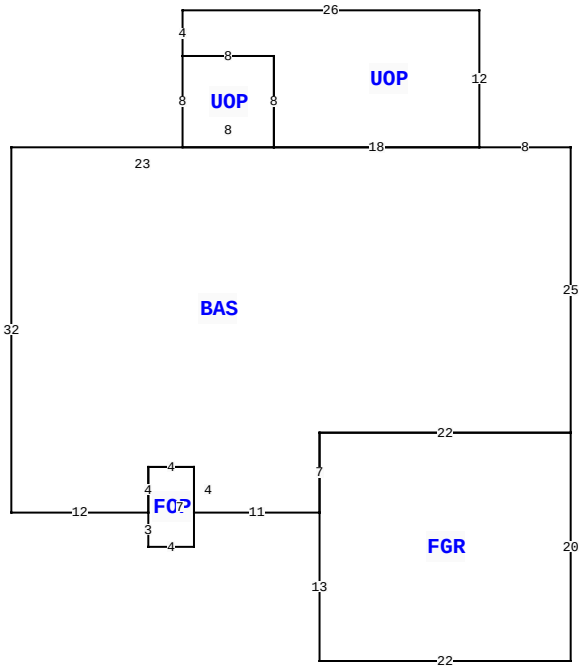
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame		N/A 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	11416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,398	100		1,398	144,265
FGR	440	55		242	24,973
FOP	28	30		8	825
UOP	64	20		13	1,341
UOP	248	20		50	5,160
TOTALS	2,178			1,711	176,565

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,711	113.7510	127.40	217,981	2006	2006	0	0	0	19.00	81.00

1 SINGLE FAM 100% - 2008 Heated Area: 1398 HX Base Yr 2008



132 SW CRESTPOINTE CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/03/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		176,565
TOTAL MARKET OB/XF VALUE		1,971
TOTAL LAND VALUE - MARKET		44,625
TOTAL MARKET VALUE		223,161
SOH/AGL Deduction		83,886
ASSESSED VALUE		139,275
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		88,553
TOTAL JUST VALUE		223,161
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		225,340

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051025	Roof Replacement	13,758	10/11/2024
23029	SFR	438	04/13/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1130/0672	8/31/2007	WD	Q	I		168,000
GRANTOR: DEBRA ALLRED						
GRANTEE: JOSEPH GREENE & JEN						
1082/2156	5/03/2006	WD	Q	I		195,000
GRANTOR: SOUTHEAST DEVELOPERS						
GRANTEE: DEBRA ALLRED						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W8 UOP= N12 W26 S4 E8 S8 E18$ W18 UOP= N8 W8 S8 E8$ W23 S32 E12 FOP= S3 E4 N7 W4 S4$ N4 E4 S4 E11 FGR= S13 E22 N20 W22 S7$ N7 E22 N25$.

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	657.00	UT	3.00	3.00	100	2006	2006	3	100	1,971	

LAND DESCRIPTION

TOTAL OB/XF 1,971

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		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.28	35,000.00	44,625.00	44,625							

REVIEW DATE 11/25/2024 BY JS Total Acres: 1.82 Total Land Value: 44,625 Market: 0 Agricultural: 0 Common: 44,625 PRINTED 11/04/2025 BY SYS