

LOT 15 SOUTH POINTE S/D.

ORB 931-825, WD 1396-2114,

MINCEY VERNON M/MINCEY MARIA E
314 SW CROSS POINTE COURT
LAKE CITY, FL 32024

2026

20-4S-16-03051-115



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	12	HARDWOOD 30
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
Architectural	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

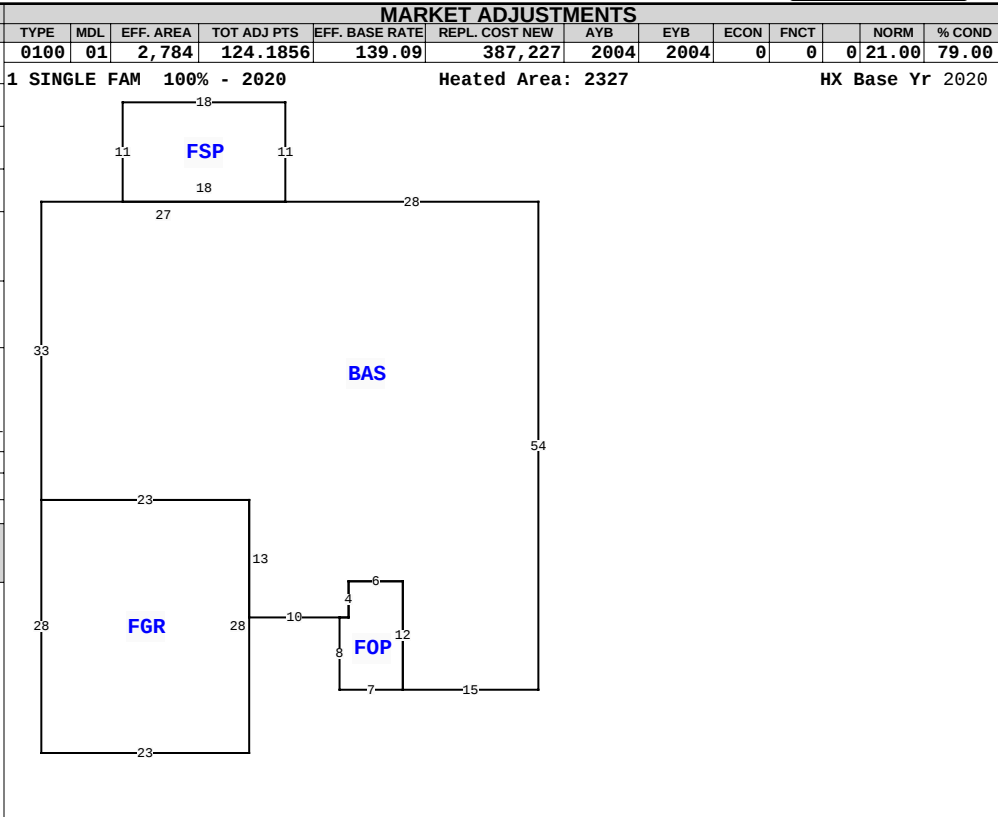
Quality	07	07
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	20416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,327	100		2,327	255,693
FGR	644	55		354	38,898
FOP	80	30		24	2,637
FSP	198	40		79	8,681

TOTALS	3,249			2,784	305,909
--------	-------	--	--	-------	---------

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0180	FPLC 1STRY	0	100	0	0		1.00	2,000.00
2	0166	CONC, PAVMT	0	100	0	0		978.00	2.00
3	0261	PRCH, UOP	0	100	0	0		1.00	1,500.00
4	0030	BARN, MT	0	100	0	0		1.00	15,000.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	100		A-1	0.00	0.00	1.00



314 SW CROSS POINTE CT, LAKE CITY	BLD DATE	LGL DATE	04/07/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0180	FPLC 1STRY	0	100	0	0		1.00	2,000.00
2	0166	CONC, PAVMT	0	100	0	0		978.00	2.00
3	0261	PRCH, UOP	0	100	0	0		1.00	1,500.00
4	0030	BARN, MT	0	100	0	0		1.00	15,000.00

TOTAL OB/XF									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0180	FPLC 1STRY	0	100	0	0		1.00	2,000.00
2	0166	CONC, PAVMT	0	100	0	0		978.00	2.00
3	0261	PRCH, UOP	0	100	0	0		1.00	1,500.00
4	0030	BARN, MT	0	100	0	0		1.00	15,000.00

COLUMBIA COUNTY PROPERTY									
VALUATION SUMMARY									
VALUATION BY	STANDARD								
Tax Group: 3	Tax Dist:								
BUILDING MARKET VALUE	305,909								
TOTAL MARKET OB/XF VALUE	20,456								
TOTAL LAND VALUE - MARKET	55,000								
TOTAL MARKET VALUE	381,365								
SOH/AGL Deduction	85,364								
ASSESSED VALUE	296,001								
TOTAL EXEMPTION VALUE	HX HB 50,722								
BASE TAXABLE VALUE	245,279								
TOTAL JUST VALUE	381,365								
NCON VALUE	0								
INCOME VALUE									
PREVIOUS YEAR MKT VALUE	385,238								

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21672	SFR	676	04/01/2004

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1396/2114	10/16/2019	WD	Q	I	01	265,000	
GRANTOR: DALE F & DAWN M WILLE							
GRANTEE: VERNON M & MARIA E							
0931/0825	7/19/2001	WD	Q	V		41,000	
GRANTOR: GIEBEIG							
GRANTEE: DALE & DAWN WILLET							

BUILDING NOTES									
----------------	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS									
BAS= W28 FSP= N11 W18 S11 E18\$ W27 S33 FGR= S28 E23 N28 W23\$ E23 S13 E10 FOP= S8 E7 N12 W6 S4 W1\$ E1 N4 E6 S12 E15 N54\$.									