

LOT 16 SOUTH POINTE S/D
921-1552, QC 1268-1636,

BYRD SANDRA SHEREE
422 SW CROSS POINTE CT
LAKE CITY, FL 32024

2026

20-4S-16-03051-116



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 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
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	1,911	100		1,911	221,440
FOP	301	30		90	10,429
FSP	288	40		115	13,326
FST	63	55		35	4,056
FST	501	55		276	31,982
TOTALS	3,064			2,427	281,233

MARKET ADJUSTMENTS

TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND

0100 01 2,427 132.6402 148.56 360,555 2003 2003 0 0 22.00 78.00

1 SINGLE FAM 100% - 2004 Heated Area: 1911 HX Base Yr 2004

422 SW CROSS POINTE CT, LAKE CITY

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

04/07/2025 MLU

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0190	FPLC PF	0	100	0	0		1.00	1,200.00	100	2003
2	0166	CONC, PAVMT	0	100	0	0		659.00	2.00	100	2003
3	0166	CONC, PAVMT	0	100	15	18		270.00	2.00	100	2005
4	0281	POOL R/FIB	0	100	12	31		372.00	65.00	100	2005
5	0200	GARAGE F	0	100	24	30		720.00	22.00	100	2007
6	0261	PRCH, UOP	0	100	0	0		1.00	0.00	100	2014

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6	0261	PRCH, UOP	0	100	0	0		1.00	0.00	100	2014

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

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COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY	STANDARD		
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE	281,233		
TOTAL MARKET OB/XF VALUE	31,063		
TOTAL LAND VALUE - MARKET	55,000		
TOTAL MARKET VALUE	367,296		
SOH/AGL Deduction	98,637		
ASSESSED VALUE	268,659		
TOTAL EXEMPTION VALUE	HX HB 50,722		
BASE TAXABLE VALUE	217,937		
TOTAL JUST VALUE	367,296		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	371,868		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051592	Roof Replacement	20,600	11/21/2024
22835	POOL	200	02/23/2005
20166	SFR	332	11/20/2002

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1268/1636	1/23/2014	QC U	I	11	
GRANTOR: JOHN JEWETT					
GRANTEE: SANDRA JEWETT					
0921/1552	2/26/2001	WD Q	V		40,000
GRANTOR: GIEBEIG					
GRANTEE: JOHN & SANDRA JEWET					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS= W18 FSP= N16 W18 S16 E18\$ W42 S12 FST= W7 S9 E7 N9\$ S9 FST= W7 S24 E17 R5 U5 N18 W15 N1\$ S1 E15 S18 D5 L5 R5 D5 E7 U5 R5 N10 FOP= E39 N19W6 S13 W21 L2 D2 W8 U2 L2 L3 D3 D3 R3 \$ L3 U3 U3 R3 R2 D2 E8 U2 R2 E21 N29\$.											