LOT 17 SOUTH POINTE S/D.
ORB 950-2710.WD 1062-432,

KESSELRING CHARLES ROBERT/KESSELRING SHERRY LEA
442 SW CROSS POINT CT
LAKE CITY, FL 32024

2026

20-4S-16-03051-117

BUILDING CHARACTERISTICS

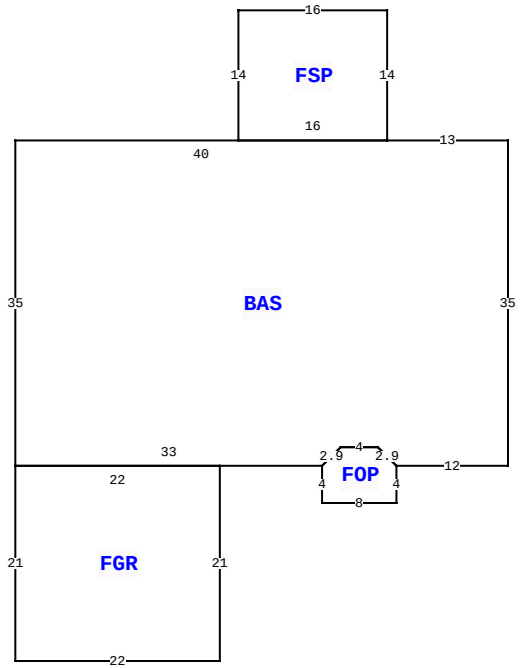
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
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	1,843	100		1,843	205,459
FGR	462	55		254	28,316
FOP	44	30		13	1,449
FSP	224	40		90	10,033
TOTALS	2,573			2,200	245,257

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,200	129.2643	144.78	318,516	2002	2002	0	0	0	23.00	77.00

1 SINGLE FAM 100% - 2020 Heated Area: 1843 HX Base Yr 2020



442 SW CROSS POINTE CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		245,257
TOTAL MARKET OB/XF VALUE		16,886
TOTAL LAND VALUE - MARKET		63,250
TOTAL MARKET VALUE		325,393
SOH/AGL Deduction		71,202
ASSESSED VALUE		254,191
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		203,469
TOTAL JUST VALUE		325,393
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		328,578

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048979	Roof Replacement	9,800	01/09/2024
19088	SFR	271	12/31/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1391/2227	8/21/2019	WD	Q	I	01	255,000
GRANTOR: NIKOLAS KLADIS						
GRANTEE: CHARLES ROBERT & SH						
1062/0432	10/17/2005	WD	U	I	09	285,000
GRANTOR: JAMES AND MARILYN WAL						
GRANTEE: NIKOLAS KLADIS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W13 FSP= N14 W16 S14 E16$ W40 S35 FGR= S21 E22 N21 W22$ E33 FOP= S4 E8 N4 U2 L2 W4 L2 D2 $ U2 R2 E4 R2 D2 E12 N35$.

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	2,979.00	UT	2.00	2.00	100	2002	2002	3	100	5,958	
2	0294	SHED WOOD/	0	100	12	16	192.00	UT	9.00	9.00	100	0	0	3	100	1,728	
3	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2002	2002	3	100	1,200	
4	0030	BARN,MT	0	100	0	0	1.00	UT	8,000.00	8,000.00	100	2025	2024		100	8,000	

LAND DESCRIPTION

TOTAL OB/XF 16,886

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		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.15	55,000.00	63,250.00	63,250							

REVIEW DATE 04/15/2025 BY JB Total Acres: 5.00 Total Land Value: 63,250 Market: 0 Agricultural: 0 Common: 63,250 PRINTED 11/06/2025 BY SYS