



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 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	4	100
Bathrooms	3	100
Frame	03	MASONRY 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units	0	100
Condition Adj	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
BAS	2,625	100
FGR	571	55
FOP	36	30
FOP	338	30
TOTALS	3,570	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	3,051	123.4519	138.27	421,862	2005	2005	0	0	0 20.00	80.00
1 SINGLE FAM 100% - 2020				Heated Area: 2625				HX Base Yr 2020			
The site map shows a property layout with three distinct areas: BAS (Backyard Area), FOP (Front Yard), and FGR (Front Garden). The BAS area is the largest, occupying the upper left and center. The FOP area is a small rectangular area in the center. The FGR area is a rectangular area in the lower left. Dimensions are provided for various segments of the property boundaries. The total heated area is 2625. The HX Base Yr is 2020.											
443 SW CROSS POINTE CT, LAKE CITY											
BLD DATE						LGL DATE			04/07/2025 MLU		
XF DATE						LAND DATE					
INC DATE						AG DATE					

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0166	CONC, PAVMT	0 100	0	0	695.00	UT 2.00		2.00	100	2005
2	0060	CARPORT F	0 100	18	20	360.00	UT 3.00		3.00	100	2005
3	0166	CONC, PAVMT	0 100	0	0	1.00	UT 0.00		0.00	100	2006
4	0296	SHED METAL	0 100	0	0	1.00	UT 0.00		0.00	100	2006
5	0296	SHED METAL	0 100	0	0	1.00	UT 0.00		0.00	100	2006
6	0070	CARPORT UF	0 100	0	0	1.00	UT 0.00		0.00	100	2014
7	0104	GENERATOR	0 100	0	0	1.00	UT 6,000.00		6,000.00	100	2025
8	0030	BARN, MT	0 100	0	0	1.00	UT 11,500.00		11,500.00	100	2025

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

COLUMBIA COUNTY PROPERTY											
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VALUATION BY						STANDARD					
Tax Group: 3						Tax Dist:					
BUILDING MARKET VALUE						337,490					
TOTAL MARKET OB/XF VALUE						23,870					
TOTAL LAND VALUE - MARKET						63,250					
TOTAL MARKET VALUE						424,610					
SOH/AGL Deduction						100,402					
ASSESSED VALUE						324,208					
TOTAL EXEMPTION VALUE						50,722					
BASE TAXABLE VALUE						273,486					
TOTAL JUST VALUE						424,610					
NCON VALUE						0					
INCOME VALUE											
PREVIOUS YEAR MKT VALUE						429,128					

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050889	Generator	0	09/23/2024
000044535	Roof Replacement	14,900	05/25/2022
21798	SFR	760	04/27/2004

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1397/1129	10/25/2019	WD	Q	I	01	265,000	
GRANTOR: SAUTRIS E & DONNA K B							
GRANTEE: CHARLIE L & CAROLYN							
0997/0263	10/08/2003	WD	Q	V		41,900	
GRANTOR: PETER W GIEBEIG							
GRANTEE: SAUTRIS E & DONNA K							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS= W22 S49 FGR= S25 E23 N27 W5 S2 W6 S2 W7 N2 W5\$ E5 S2 E7 N2 E6 N2 E16 FOP= S1 E6 N6 W6 S5\$ N5 E6 S5 E12 S9 E3 S2 E9 N2 E3 N38 FOP= N10 W38 S1 D3 R3 S6 E21 R2 U2 E8 D2 R2 E2\$ W2 L2 U2 W8 D2 L2 W21 N6 L3 U3 N1 W7 N8\$.											