

LOT 20 SOUTH POINTE S/D.  
ORB 922-1631, WD 1016-2154.

SPENCE WILLIAM P JR/SPENCE JESSICA  
313 SW CROSS POINTE CT  
LAKE CITY, FL 32024-4037

2026

20-4S-16-03051-120



| BUILDING CHARACTERISTICS |                    |                |       |              |                      |
|--------------------------|--------------------|----------------|-------|--------------|----------------------|
| ELEMENT                  | CD                 | CONSTRUCTION   |       |              |                      |
| Exterior Wall            | 32                 | HARDIE BRD 100 |       |              |                      |
| Exterior Wall            | 00                 | N/A 0          |       |              |                      |
| Roof Structure           | 08                 | IRREGULAR 100  |       |              |                      |
| Roof Cover               | 03                 | COMP SHNGL 100 |       |              |                      |
| Interior Wall            | 05                 | DRYWALL 100    |       |              |                      |
| Interior Floor           | 13                 | LAM/VNLPLK 100 |       |              |                      |
| Interior Floor           | 00                 | N/A 0          |       |              |                      |
| Air Condition            | 03                 | CENTRAL 100    |       |              |                      |
| Heating Type             | 04                 | AIR DUCTED 100 |       |              |                      |
| Bedrooms                 | 3                  | 100            |       |              |                      |
| Bathrooms                | 2                  | 100            |       |              |                      |
| Frame                    | 01                 | NONE 100       |       |              |                      |
| Stories                  | 1.                 | 1. 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, 235             | 100            | 2023  | 2, 235       | 280, 446             |
| FGR                      | 483                | 55             | 2023  | 266          | 33, 378              |
| FOP                      | 42                 | 30             | 2023  | 13           | 1, 632               |
| FSP                      | 588                | 40             | 2023  | 235          | 29, 488              |
| TOTALS                   | 3, 348             |                |       | 2, 749       | 344, 943             |

| MARKET ADJUSTMENTS                                                                                                                                                                                                                                                                                                                                   |     |           |             |                |                |          |      |      |      |   |           |            |     |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|-----------|-------------|----------------|----------------|----------|------|------|------|---|-----------|------------|-----|
| TYPE                                                                                                                                                                                                                                                                                                                                                 | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB      | EYB  | ECON | FNCT |   | NORM      | % COND     |     |
| 0100                                                                                                                                                                                                                                                                                                                                                 | 01  | 2,749     | 115.5000    | 129.36         | 355,611        | 2022     | 2022 | 0    | 0    | 0 | 3.00      | 97.00      |     |
| 1 SINGLE FAM 100% - 2023 Heated Area: 2235 HX Base Yr 2023                                                                                                                                                                                                                                                                                           |     |           |             |                |                |          |      |      |      |   |           |            |     |
| <div><div><div><div><div>42</div><div>20</div><div>14</div><div>14</div><div>42</div><div>17</div><div>21</div><div>23</div><div>23</div><div>21</div><div>17</div><div>7</div><div>6</div><div>6</div><div>7</div><div>17</div></div><div>FSP<br/>2023</div><div>BAS<br/>2023</div><div>FGR<br/>2023</div><div>FOP<br/>2023</div></div></div></div> |     |           |             |                |                |          |      |      |      |   |           |            |     |
|                                                                                                                                                                                                                                                                                                                                                      |     |           |             |                |                | BLD DATE |      |      |      |   | LGL DATE  |            |     |
|                                                                                                                                                                                                                                                                                                                                                      |     |           |             |                |                | XF DATE  |      |      |      |   | LAND DATE |            |     |
|                                                                                                                                                                                                                                                                                                                                                      |     |           |             |                |                | INC DATE |      |      |      |   | AG DATE   |            |     |
|                                                                                                                                                                                                                                                                                                                                                      |     |           |             |                |                |          |      |      |      |   |           | 04/07/2025 | MLU |

|                |            |             |  |     |     |       |   |         |  |                                   |       |  |                |  |           |         |             |   |           |                 |            |  |     |  |
|----------------|------------|-------------|--|-----|-----|-------|---|---------|--|-----------------------------------|-------|--|----------------|--|-----------|---------|-------------|---|-----------|-----------------|------------|--|-----|--|
| TOTALS         |            | 3,348       |  |     |     | 2,749 |   | 344,943 |  | 313 SW CROSS POINTE CT, LAKE CITY |       |  |                |  | XF DATE   |         |             |   | LAND DATE |                 | 04/07/2025 |  | MLU |  |
| EXTRA FEATURES |            |             |  |     |     |       |   |         |  | INC DATE                          |       |  |                |  |           | AG DATE |             |   |           |                 |            |  |     |  |
| L N            | 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              | 0030       | BARN, MT    |  | 0   | 100 | 0     | 0 | 1.00    |  | UT                                | 0.00  |  | 0.00           |  | 100       | 2014    | 2014        | 3 | 100       | 17,010          |            |  |     |  |
| 2              | 0296       | SHED METAL  |  | 0   | 100 | 0     | 0 | 1.00    |  | UT                                | 0.00  |  | 0.00           |  | 100       | 2019    | 2019        | 3 | 100       | 1,600           |            |  |     |  |
| 3              | 0060       | CARPORT F   |  | 0   | 100 | 0     | 0 | 1.00    |  | UT                                | 0.00  |  | 0.00           |  | 100       | 2019    | 2019        | 3 | 100       | 2,500           |            |  |     |  |
| 4              | 0166       | CONC, PAVMT |  | 0   | 100 | 0     | 0 | 320.00  |  | UT                                | 3.00  |  | 3.00           |  | 100       | 2023    | 2022        |   | 100       | 960             |            |  |     |  |
|                |            |             |  |     |     |       |   |         |  |                                   |       |  |                |  |           |         |             |   |           |                 |            |  |     |  |
|                |            |             |  |     |     |       |   |         |  |                                   |       |  |                |  |           |         |             |   |           |                 |            |  |     |  |
|                |            |             |  |     |     |       |   |         |  |                                   |       |  |                |  |           |         |             |   |           |                 |            |  |     |  |
|                |            |             |  |     |     |       |   |         |  |                                   |       |  |                |  |           |         |             |   |           |                 |            |  |     |  |
|                |            |             |  |     |     |       |   |         |  |                                   |       |  |                |  |           |         |             |   |           |                 |            |  |     |  |
|                |            |             |  |     |     |       |   |         |  |                                   |       |  |                |  |           |         |             |   |           |                 |            |  |     |  |
|                |            |             |  |     |     |       |   |         |  |                                   |       |  |                |  |           |         |             |   |           |                 |            |  |     |  |
|                |            |             |  |     |     |       |   |         |  |                                   |       |  |                |  |           |         |             |   |           |                 |            |  |     |  |
|                |            |             |  |     |     |       |   |         |  |                                   |       |  |                |  |           |         |             |   |           |                 |            |  |     |  |
|                |            |             |  |     |     |       |   |         |  |                                   |       |  |                |  |           |         |             |   |           |                 |            |  |     |  |
|                |            |             |  |     |     |       |   |         |  |                                   |       |  |                |  |           |         |             |   |           |                 |            |  |     |  |
|                |            |             |  |     |     |       |   |         |  |                                   |       |  |                |  |           |         |             |   |           |                 |            |  |     |  |
|                |            |             |  |     |     |       |   |         |  |                                   |       |  |                |  |           |         |             |   |           |                 |            |  |     |  |
|                |            |             |  |     |     |       |   |         |  |                                   |       |  |                |  |           |         |             |   |           |                 |            |  |     |  |
|                |            |             |  |     |     |       |   |         |  |                                   |       |  |                |  |           |         |             |   |           |                 |            |  |     |  |
|                |            |             |  |     |     |       |   |         |  |                                   |       |  |                |  |           |         |             |   |           |                 |            |  |     |  |
|                |            |             |  |     |     |       |   |         |  |                                   |       |  |                |  |           |         |             |   |           |                 |            |  |     |  |
|                |            |             |  |     |     |       |   |         |  |                                   |       |  |                |  |           |         |             |   |           |                 |            |  |     |  |
|                |            |             |  |     |     |       |   |         |  |                                   |       |  |                |  |           |         |             |   |           |                 |            |  |     |  |
|                |            |             |  |     |     |       |   |         |  |                                   |       |  |                |  |           |         |             |   |           |                 |            |  |     |  |
|                |            |             |  |     |     |       |   |         |  |                                   |       |  |                |  |           |         |             |   |           |                 |            |  |     |  |
|                |            |             |  |     |     |       |   |         |  |                                   |       |  |                |  |           |         |             |   |           |                 |            |  |     |  |
|                |            |             |  |     |     |       |   |         |  |                                   |       |  |                |  |           |         |             |   |           |                 |            |  |     |  |
|                |            |             |  |     |     |       |   |         |  |                                   |       |  |                |  |           |         |             |   |           |                 |            |  |     |  |
|                |            |             |  |     |     |       |   |         |  |                                   |       |  |                |  |           |         |             |   |           |                 |            |  |     |  |
|                |            |             |  |     |     |       |   |         |  |                                   |       |  |                |  |           |         |             |   |           |                 |            |  |     |  |
|                |            |             |  |     |     |       |   |         |  |                                   |       |  |                |  |           |         |             |   |           |                 |            |  |     |  |
|                |            |             |  |     |     |       |   |         |  |                                   |       |  |                |  |           |         |             |   |           |                 |            |  |     |  |
|                |            |             |  |     |     |       |   |         |  |                                   |       |  |                |  |           |         |             |   |           |                 |            |  |     |  |
|                |            |             |  |     |     |       |   |         |  |                                   |       |  |                |  |           |         |             |   |           |                 |            |  |     |  |
|                |            |             |  |     |     |       |   |         |  |                                   |       |  |                |  |           |         |             |   |           |                 |            |  |     |  |
|                |            |             |  |     |     |       |   |         |  |                                   |       |  |                |  |           |         |             |   |           |                 |            |  |     |  |
|                |            |             |  |     |     |       |   |         |  |                                   |       |  |                |  |           |         |             |   |           |                 |            |  |     |  |
|                |            |             |  |     |     |       |   |         |  |                                   |       |  |                |  |           |         |             |   |           |                 |            |  |     |  |
|                |            |             |  |     |     |       |   |         |  |                                   |       |  |                |  |           |         |             |   |           |                 |            |  |     |  |
|                |            |             |  |     |     |       |   |         |  |                                   |       |  |                |  |           |         |             |   |           |                 |            |  |     |  |
|                |            |             |  |     |     |       |   |         |  |                                   |       |  |                |  |           |         |             |   |           |                 |            |  |     |  |
|                |            |             |  |     |     |       |   |         |  |                                   |       |  |                |  |           |         |             |   |           |                 |            |  |     |  |
|                |            |             |  |     |     |       |   |         |  |                                   |       |  |                |  |           |         |             |   |           |                 |            |  |     |  |
|                |            |             |  |     |     |       |   |         |  |                                   |       |  |                |  |           |         |             |   |           |                 |            |  |     |  |
|                |            |             |  |     |     |       |   |         |  |                                   |       |  |                |  |           |         |             |   |           |                 |            |  |     |  |
|                |            |             |  |     |     |       |   |         |  |                                   |       |  |                |  |           |         |             |   |           |                 |            |  |     |  |
|                |            |             |  |     |     |       |   |         |  |                                   |       |  |                |  |           |         |             |   |           |                 |            |  |     |  |
|                |            |             |  |     |     |       |   |         |  |                                   |       |  |                |  |           |         |             |   |           |                 |            |  |     |  |
|                |            |             |  |     |     |       |   |         |  |                                   |       |  |                |  |           |         |             |   |           |                 |            |  |     |  |
|                |            |             |  |     |     |       |   |         |  |                                   |       |  |                |  |           |         |             |   |           |                 |            |  |     |  |
|                |            |             |  |     |     |       |   |         |  |                                   |       |  |                |  |           |         |             |   |           |                 |            |  |     |  |
|                |            |             |  |     |     |       |   |         |  |                                   |       |  |                |  |           |         |             |   |           |                 |            |  |     |  |
|                |            |             |  |     |     |       |   |         |  |                                   |       |  |                |  |           |         |             |   |           |                 |            |  |     |  |
|                |            |             |  |     |     |       |   |         |  |                                   |       |  |                |  |           |         |             |   |           |                 |            |  |     |  |
|                |            |             |  |     |     |       |   |         |  |                                   |       |  |                |  |           |         |             |   |           |                 |            |  |     |  |
|                |            |             |  |     |     |       |   |         |  |                                   |       |  |                |  |           |         |             |   |           |                 |            |  |     |  |
|                |            |             |  |     |     |       |   |         |  |                                   |       |  |                |  |           |         |             |   |           |                 |            |  |     |  |
|                |            |             |  |     |     |       |   |         |  |                                   |       |  |                |  |           |         |             |   |           |                 |            |  |     |  |
|                |            |             |  |     |     |       |   |         |  |                                   |       |  |                |  |           |         |             |   |           |                 |            |  |     |  |
|                |            |             |  |     |     |       |   |         |  |                                   |       |  |                |  |           |         |             |   |           |                 |            |  |     |  |
|                |            |             |  |     |     |       |   |         |  |                                   |       |  |                |  |           |         |             |   |           |                 |            |  |     |  |
|                |            |             |  |     |     |       |   |         |  |                                   |       |  |                |  |           |         |             |   |           |                 |            |  |     |  |
|                |            |             |  |     |     |       |   |         |  |                                   |       |  |                |  |           |         |             |   |           |                 |            |  |     |  |
|                |            |             |  |     |     |       |   |         |  |                                   |       |  |                |  |           |         |             |   |           |                 |            |  |     |  |
|                |            |             |  |     |     |       |   |         |  |                                   |       |  |                |  |           |         |             |   |           |                 |            |  |     |  |
|                |            |             |  |     |     |       |   |         |  |                                   |       |  |                |  |           |         |             |   |           |                 |            |  |     |  |
|                |            |             |  |     |     |       |   |         |  |                                   |       |  |                |  |           |         |             |   |           |                 |            |  |     |  |
|                |            |             |  |     |     |       |   |         |  |                                   |       |  |                |  |           |         |             |   |           |                 |            |  |     |  |
|                |            |             |  |     |     |       |   |         |  |                                   |       |  |                |  |           |         |             |   |           |                 |            |  |     |  |
|                |            |             |  |     |     |       |   |         |  |                                   |       |  |                |  |           |         |             |   |           |                 |            |  |     |  |
|                |            |             |  |     |     |       |   |         |  |                                   |       |  |                |  |           |         |             |   |           |                 |            |  |     |  |
|                |            |             |  |     |     |       |   |         |  |                                   |       |  |                |  |           |         |             |   |           |                 |            |  |     |  |
|                |            |             |  |     |     |       |   |         |  |                                   |       |  |                |  |           |         |             |   |           |                 |            |  |     |  |
|                |            |             |  |     |     |       |   |         |  |                                   |       |  |                |  |           |         |             |   |           |                 |            |  |     |  |
|                |            |             |  |     |     |       |   |         |  |                                   |       |  |                |  |           |         |             |   |           |                 |            |  |     |  |
|                |            |             |  |     |     |       |   |         |  |                                   |       |  |                |  |           |         |             |   |           |                 |            |  |     |  |
|                |            |             |  |     |     |       |   |         |  |                                   |       |  |                |  |           |         |             |   |           |                 |            |  |     |  |

| LAND DESCRIPTION                                                                    |          |     |                      |     |     |          |       |       |             |           |     |           |        |
|-------------------------------------------------------------------------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-----------|-----|-----------|--------|
| L N                                                                                 | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T | DPHT FACT | % COND |
| 1                                                                                   | 0100     | C   | SFR                  | 100 |     | A-1      | 0.00  | 0.00  | 1.00        | LT        |     | 1.00      | 1.00   |
| REVIEW DATE 04/15/2025 BY JB                                                        |          |     |                      |     |     |          |       |       |             |           |     |           |        |
| Total Acres: 5.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 |          |     |                      |     |     |          |       |       |             |           |     |           |        |

| COLUMBIA COUNTY PROPERTY  |  |           |   |
|---------------------------|--|-----------|---|
| PAGE 1 of 1               |  |           | 3 |
| VALUATION SUMMARY         |  |           |   |
| VALUATION BY              |  | STANDARD  |   |
| Tax Group: 3              |  | Tax Dist: |   |
| BUILDING MARKET VALUE     |  | 344,943   |   |
| TOTAL MARKET OB/XF VALUE  |  | 22,070    |   |
| TOTAL LAND VALUE - MARKET |  | 55,000    |   |
| TOTAL MARKET VALUE        |  | 422,013   |   |
| SOH/AGL Deduction         |  | 16,046    |   |
| ASSESSED VALUE            |  | 405,967   |   |
| TOTAL EXEMPTION VALUE     |  | 50,722    |   |
| BASE TAXABLE VALUE        |  | 355,245   |   |
| TOTAL JUST VALUE          |  | 422,013   |   |
| NCON VALUE                |  | 0         |   |
| INCOME VALUE              |  |           |   |
| PREVIOUS YEAR MKT VALUE   |  | 425,569   |   |

| PERMIT NUM | DESCRIPTION       | AMT     | ISSUED     |
|------------|-------------------|---------|------------|
| 000043028  | New Residential C | 200,000 | 10/25/2021 |
| 33249      | SFR               | 1,198   | 08/05/2015 |
| 32078      | STORAGE           | 254     | 06/27/2014 |

| SALES DATA                    |           |           |     |     |        |            |  |
|-------------------------------|-----------|-----------|-----|-----|--------|------------|--|
| OFF RECORD Number             | DATE      | TYPE INST | Q U | V I | RSN CD | SALE PRICE |  |
| 1256/1412                     | 6/12/2013 | WD        | Q   | V   | 01     | 41,900     |  |
| GRANTOR: GLENN HOWLETT JR     |           |           |     |     |        |            |  |
| GRANTEE: WILLIAM P SPENCE JR  |           |           |     |     |        |            |  |
| 1039/2796                     | 3/01/2005 | WD        | Q   | V   |        | 49,000     |  |
| GRANTOR: DAVID & PATRICIA RAY |           |           |     |     |        |            |  |
| GRANTEE: GLENN HOWLETT JR     |           |           |     |     |        |            |  |

| BUILDING NOTES                                                           |  |  |  |  |  |  |  |  |  |  |  |  |  |
|--------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|--|--|--|--|
| BAS=[YR=2023;ORIG=60,10] S17 E21 S23 E17 N6 E7 S6 E17 N54 W20 S14 W42 \$ |  |  |  |  |  |  |  |  |  |  |  |  |  |
| FSP=[YR=2023;ORIG=60,-4] E42 S14 W42 N14 \$                              |  |  |  |  |  |  |  |  |  |  |  |  |  |
| FGR=[YR=2023;ORIG=60,27] E21 S23 W21 N23 \$                              |  |  |  |  |  |  |  |  |  |  |  |  |  |
| FOP=[YR=2023;ORIG=98,44] E7 S6 W7 N6 \$                                  |  |  |  |  |  |  |  |  |  |  |  |  |  |