

LOT 21 SOUTH POINTE S/D
987-1816, WD 1045-1983, LE
1378-2710, DC 1381-2585,

TERLAJE NATALIE N
225 SW CROSS POINTE CT
LAKE CITY, FL 32024

2026

20-4S-16-03051-121



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 50
Interior Floo	15	HARDTILE 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
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	505	100		505	55,542
BAS	1,855	100		1,855	204,020
FDC	484	35		169	18,587
FOP	185	30		56	6,159
FOP	204	30		61	6,709
FSP	504	40		202	22,216
UST	176	45		79	8,688

TOTALS 3,913 2,927 321,923

EXTRA FEATURES

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	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2004	2004	3	100	2,000	
2	0040	BARN, POLE	0	100	24	36	864.00	UT	2.50	2.50	100	2004	2004	3	100	2,160	
3	0166	CONC, PAVMT	0	100	0	0	4,083.00	UT	2.00	2.00	100	2004	2004	3	100	8,166	
4	0169	FENCE/WOOD	0	100	0	0	416.00	UT	7.50	7.50	50	2005	2005	3	50	1,560	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 04/15/2025 BY JB

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,927	124.3055	139.22	407,497	2004	2004		0	0	21.00	79.00

1 SINGLE FAM 100% - 2006 Heated Area: 2360 HX Base Yr 2006

The floor plan diagram shows a building layout with the following rooms and dimensions:

- UST** (Utility): 22' x 8'
- FDC** (Furnace/Boiler): 22' x 22'
- FSP** (Furnace/Boiler): 18' x 28'
- FOP** (Furnace/Boiler): 4' x 28'
- BAS** (Bathroom): 25' x 22'
- BAS** (Bathroom): 38' x 34'
- FOP** (Furnace/Boiler): 6' x 34'

Overall dimensions and other measurements include: 23' (left side), 7' (top left), 3' (top left), 15' (top left), 16' (top left), 22' (top left), 7' (top left), 10' (top left), 6' (bottom left), 34' (bottom left), 34' (bottom left), 13' (right side), 17' (right side), 8' (right side), 18' (right side), 28' (right side), 22' (right side), 8' (right side).

225 SW CROSS POINTE CT, LAKE CITY

TOTAL OB/XF													13,886											

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VALUATION SUMMARY		STANDARD
VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		321,923
TOTAL MARKET OB/XF VALUE		13,886
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		390,809
SOH/AGL Deduction		109,646
ASSESSED VALUE		281,163
TOTAL EXEMPTION VALUE	HX HB VX	55,722
BASE TAXABLE VALUE		225,441
TOTAL JUST VALUE		390,809
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		394,884

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048416	Roof Replacement	0	10/13/2023
000048122	Roof Replacement	25,085	09/14/2023
22221	POOL	145	08/18/2004
21325	SFR	470	12/08/2003

SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q / V / I / RSN CD
1378/2710	2/19/2019	LE U	I 14
GRANTOR: NATALIE N TERLAJE (LI)			
GRANTEE: A S TERLAJE III & T			
1045/1983	4/29/2005	WD Q	I
GRANTOR: ROY JR & CYNTHIA A PH			
GRANTEE: AUGUSTO S & NATALIE			
239,000			

BUILDING NOTES			
BUILDING DIMENSIONS			
BAS= W13 FSP= N18 W28 S18 E28\$ FOP= W28 S4 E8 D3 R3 S1 E17 N8\$ S8 W17 N1 L3 U3 W8 N18 W22 S23 BAS= S25 E22 N22 W15 N3 W7\$ E7 S3 E15 S16 E7 S10 FOP= S6 E34 N6 W34\$ E34 N38\$ PTR= N30 FDC= N22 W22 UST= W8 S22 E8 N22\$ S22 E22\$ S30\$.			

Total Acres: 5.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 11/18/2025 BY SYS