LOT 13 SOUTH POINTE S/D.

936-918, WD 1010-272.

COBB SANDRA B REVOCABLE TRUST
P O BOX 380
O'BRIEN, FL 32071-0380

2027

17-4S-16-03051-113

BUILDING CHARACTERISTICS

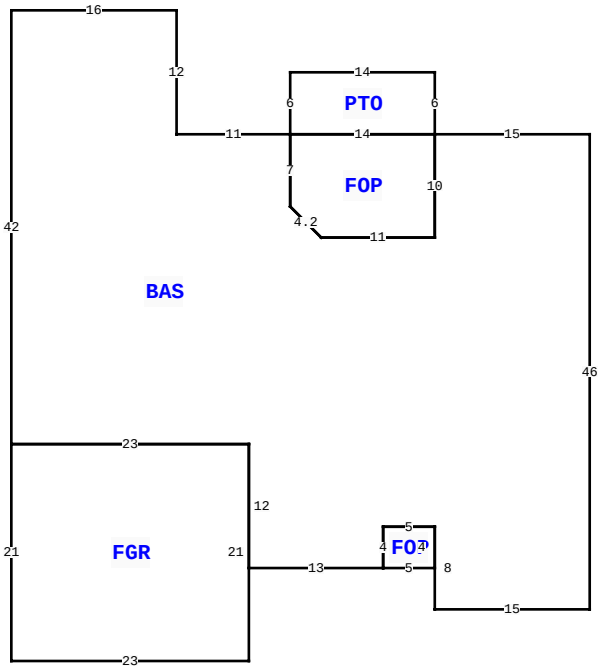
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	12	HARDWOOD 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	17416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,173	100		2,173	228,334
FGR	483	55		266	27,951
FOP	20	30		6	631
FOP	136	30		41	4,308
PTO	84	5		4	420
TOTALS	2,896			2,490	261,643

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,490	125.6948	138.26	344,267	2001	2001	0	0	0	24.00	76.00

1 SINGLE FAM 100% - 2005 Heated Area: 2173 HX Base Yr 2005



168 SW CROSS POINTE CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/22/2026 MLU
INC DATE		AG DATE	

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	3,104.00	UT	2.00	2.00	100	2001	2001	3	100	6,208	
2	0296	SHED METAL	0	100	20	18	360.00	UT	5.00	5.00	100	2001	2001	3	100	1,800	
3	0060	CARPORT F	0	100	25	20	500.00	UT	5.00	5.00	100	2001	2001	3	100	2,500	
4	0166	CONC,PAVMT	0	100	0	0	566.00	UT	2.00	2.00	30	2003	2003	3	30	340	
5	0282	POOL ENCL	0	100	0	0	566.00	UT	15.00	15.00	100	2003	2003	3	40	3,396	
6	0169	FENCE/WOOD	0	100	0	0	48.00	UT	10.00	10.00	100	2006	2006	3	100	480	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		261,643
TOTAL MARKET OB/XF VALUE		14,724
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		336,367
SOH/AGL Deduction		83,369
ASSESSED VALUE		252,998
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		201,587
TOTAL JUST VALUE		336,367
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		341,136

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050385	Remodel	47,149	07/18/2024
17770	SFR	323	12/21/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1010/0272	3/15/2004	WD	Q	I		223,500
GRANTOR: HARLEY & JUDY DANIELS						
GRANTEE: SANDRA B COBB TRUST						
0936/0918	10/01/2001	WD	Q	I		180,000
GRANTOR: PETER W GIEBEIG						
GRANTEE: HARLEY & JUDY L DAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W15 PTO= N6 W14 S6 E14$ FOP= W14 S7 D3 R3 E11 N10$ S10 W11 L3 U3 N7 W11 N12 W16 S42 FGR= S21 E23 N21 W23$ E23 S12 E13 FOP= E5 N4 W5 S4$ N4 E5 S8 E15 N46$.

LAND DESCRIPTION

TOTAL OB/XF 14,724

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	1.00	60,000.00	60,000.00	60,000							

REVIEW DATE 03/23/2026 BY robin Total Acres: 5.01 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 11/17/2026 BY SYS