LOT 15 SOUTH POINTE S/D.

ORB 931-825, WD 1396-2114,

MINCEY VERNON M/MINCEY MARIA E
314 SW CROSS POINTE COURT
LAKE CITY, FL 32024

2027

20-4S-16-03051-115

BUILDING CHARACTERISTICS

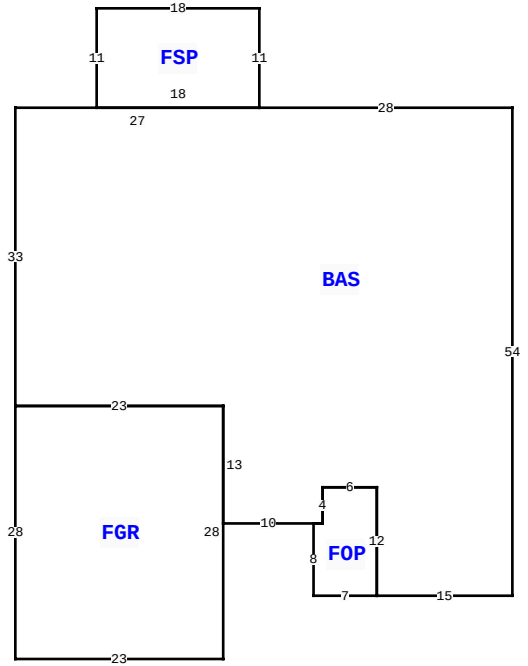
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	12	HARDWOOD 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	2,327	100		2,327	251,116
FGR	644	55		354	38,201
FOP	80	30		24	2,590
FSP	198	40		79	8,525
TOTALS	3,249			2,784	300,432

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,784	124.1856	136.60	380,294	2004	2004	0	0	0	21.00	79.00

1 SINGLE FAM 100% - 2020 Heated Area: 2327 HX Base Yr 2020



314 SW CROSS POINTE CT, LAKE CITY

BLD DATE		LGL DATE	04/22/2026 MLU
XF DATE		LAND DATE	
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	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2004	2004	3	100	2,000	
2	0166	CONC,PAVMT	0	100	0	0	978.00	UT	2.00	2.00	100	2004	2004	3	100	1,956	
3	0261	PRCH, UOP	0	100	0	0	1.00	UT	1,500.00	1,500.00	100	2025	2024		100	1,500	
4	0030	BARN,MT	0	100	0	0	1.00	UT	15,000.00	15,000.00	100	2025	2024		100	15,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		300,432
TOTAL MARKET OB/XF VALUE		20,456
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		380,888
SOH/AGL Deduction		76,895
ASSESSED VALUE		303,993
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		252,582
TOTAL JUST VALUE		380,888
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		386,365

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21672	SFR	676	04/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1396/2114	10/16/2019	WD	Q	I	01	265,000
GRANTOR: DALE F & DAWN M WILLE						
GRANTEE: VERNON M & MARIA E						
0931/0825	7/19/2001	WD	Q	V		41,000
GRANTOR: GIEBEIG						
GRANTEE: DALE & DAWN WILLET						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W28 FSP= N11 W18 S11 E18$ W27 S33 FGR= S28 E23 N28 W23$ E23 S13 E10 FOP= S8 E7 N12 W6 S4 W1$ E1 N4 E6 S12 E15 N54$.

LAND DESCRIPTION

TOTAL OB/XF 20,456

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 04/15/2025 BY KS Total Acres: 5.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 11/17/2026 BY SYS