LOT 18 SOUTH POINTE S/D

997-263, WD 1397-1129, LE 1571-9

ELLIS CHARLIE L/ELLIS CAROLYN G
443 SW CROSS POINTE CT
LAKE CITY, FL 32024

2027

20-4S-16-03051-118

BUILDING CHARACTERISTICS

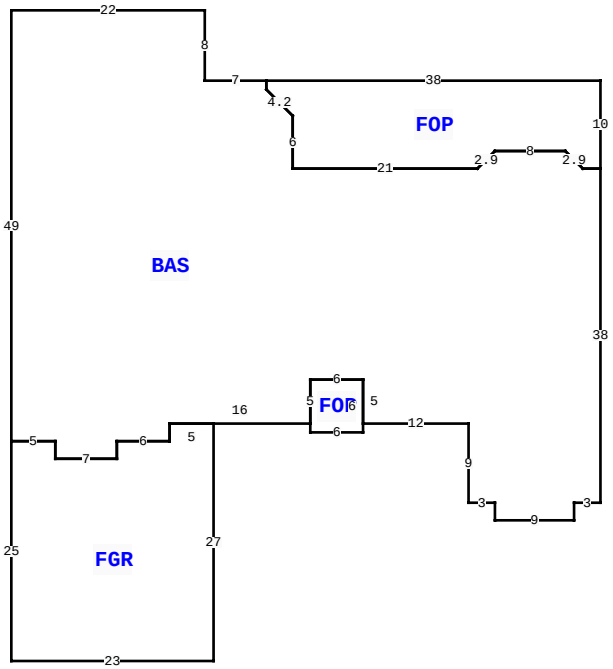
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	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	2,625	100		2,625	285,180
FGR	571	55		314	34,113
FOP	36	30		11	1,195
FOP	338	30		101	10,973
TOTALS	3,570			3,051	331,461

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	135.80	414,326	2005	2005	0	0	0	20.00	80.00

1 SINGLE FAM 100% - 2020 Heated Area: 2625 HX Base Yr 2020



443 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	695.00	UT	2.00	2.00	100	2005	2005	3	100	1,390	
2	0060	CARPORT F	0	100	18	20	360.00	UT	3.00	3.00	100	2005	2005	3	100	1,080	
3	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2006	2006	3	100	2,000	
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2006	2006	3	100	800	
5	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2006	2006	3	100	800	
6	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	900	
7	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2025	2024		90	5,400	
8	0030	BARN,MT	0	100	0	0	1.00	UT	11,500.00	11,500.00	100	2025	2024		100	11,500	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		331,461
TOTAL MARKET OB/XF VALUE		23,870
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		415,331
SOH/AGL Deduction		82,369
ASSESSED VALUE		332,962
TOTAL EXEMPTION VALUE	HX HB SX	101,411
BASE TAXABLE VALUE		231,551
TOTAL JUST VALUE		415,331
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		421,360

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
1571/972	6/25/2026	LE	U	I	14	100
GRANTOR: ELLIS CHARLES L (ENH						
GRANTEE: ELLIS DAVID L (RMDR						
1397/1129	10/25/2019	WD	Q	I	01	265,000
GRANTOR: SAUTRIS E & DONNA K B						
GRANTEE: CHARLIE L & CAROLYN						

BUILDING NOTES

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$.

LAND DESCRIPTION

TOTAL OB/XF 23,870

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 03/04/2026 BY robin Total Acres: 5.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 11/17/2026 BY SYS