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

2027

20-4S-16-03051-120

BUILDING CHARACTERISTICS

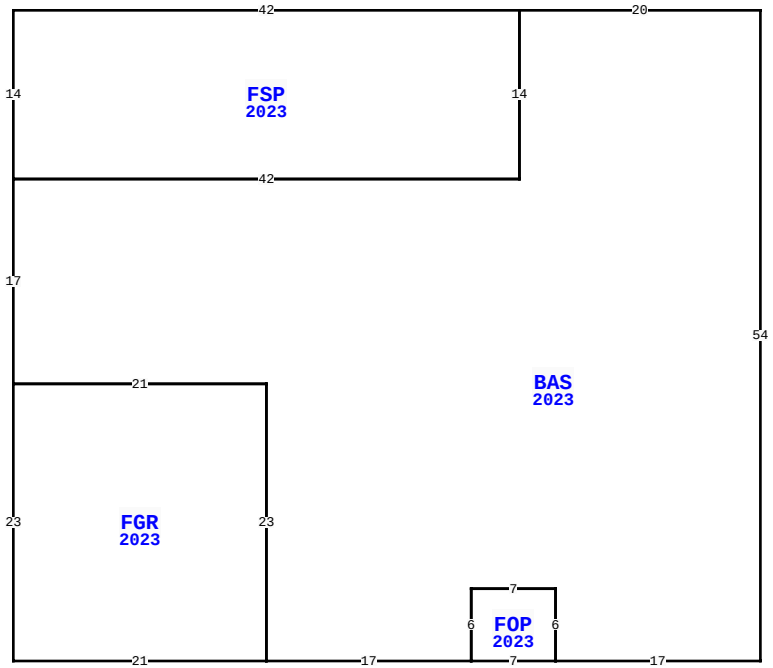
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		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	275,438
FGR	483	55	2023	266	32,781
FOP	42	30	2023	13	1,602
FSP	588	40	2023	235	28,961
TOTALS	3,348			2,749	338,782

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	127.05	349,260	2022	2022	0	0	0	3.00	97.00

1 SINGLE FAM 100% - 2023 Heated Area: 2235 HX Base Yr 2023



313 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	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	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		338,782
TOTAL MARKET OB/XF VALUE		22,070
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		420,852
SOH/AGL Deduction		3,923
ASSESSED VALUE		416,929
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		365,518
TOTAL JUST VALUE		420,852
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		427,013

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

BUILDING DIMENSIONS

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 $
.

LAND DESCRIPTION

TOTAL OB/XF 22,070

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