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

2027

20-4S-16-03051-121

BUILDING CHARACTERISTICS

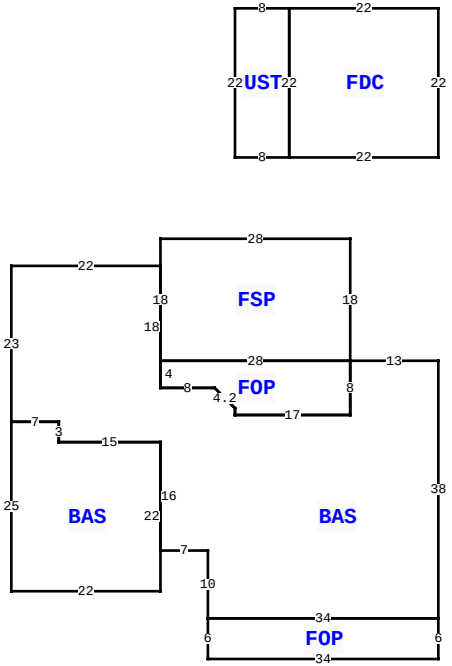
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 50
Interior Floo	15	HARDTILE 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	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	54,553
BAS	1,855	100		1,855	200,386
FDC	484	35		169	18,256
FOP	185	30		56	6,049
FOP	204	30		61	6,589
FSP	504	40		202	21,821
UST	176	45		79	8,534
TOTALS	3,913			2,927	316,188

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	136.74	400,238	2004	2004	0	0	0	21.00	79.00

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



225 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	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	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	316,188
TOTAL MARKET OB/XF VALUE	13,886
TOTAL LAND VALUE - MARKET	60,000
TOTAL MARKET VALUE	390,074
SOH/AGL Deduction	101,320
ASSESSED VALUE	288,754
TOTAL EXEMPTION VALUE	HX HB VX 56,411
BASE TAXABLE VALUE	232,343
TOTAL JUST VALUE	390,074
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	395,809

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 U /	V I /	RSN CD	SALE PRICE
1378/2710	2/19/2019	LE	U	I	14	100
GRANTOR: NATALIE N TERLAJE (LI						
GRANTEE: A S TERLAJE III & T						
1045/1983	4/29/2005	WD	Q	I		239,000
GRANTOR: ROY JR & CYNTHIA A PH						
GRANTEE: AUGUSTO S & NATALIE						

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$.

LAND DESCRIPTION

TOTAL OB/XF 13,886

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