

LOT 21 SOUTH POINTE S/D  
987-1816, WD 1045-1983, LE  
1378-2710, DC 1381-2585,

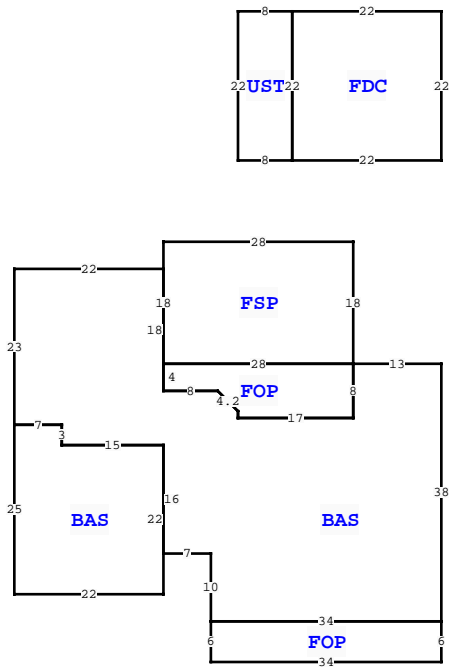
TERLAJE NATALIE N  
225 SW CROSS POINTE CT  
LAKE CITY, FL 32024

2026

20-4S-16-03051-121

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	50
Interior Floor	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 Units	05	CONV	100
Condition Adj	03	0	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
BAS	505	100	
BAS	1,855	100	
FDC	484	35	
FOP	185	30	
FOP	204	30	
FSP	504	40	
UST	176	45	
TOTALS	3,913		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 2006		407,497	2004	2004	0	0	21.00	79.00
Heated Area: 2360						HX Base Yr 2006					



COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 3	Tax Dist:			
BUILDING MARKET VALUE	321,923			
TOTAL MARKET OB/XF VALUE	13,886			
TOTAL LAND VALUE - MARKET	60,000			
TOTAL MARKET VALUE	395,809			
SOH/AGL Deduction	115,465			
ASSESSED VALUE	280,344			
TOTAL EXEMPTION VALUE	56,411		HX HB VX	
BASE TAXABLE VALUE	223,933			
TOTAL JUST VALUE	395,809			
NCON VALUE	0			
INCOME VALUE				
PREVIOUS YEAR MKT VALUE	394,884			

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						

EXTRA FEATURES		225 SW CROSS POINTE CT, LAKE CITY	
L N	OB/XF CODE	DESCRIPTION	ADJ UNIT PRICE
1	0180	FPLC 1STRY	2,000.00
2	0040	BARN, POLE	2,160
3	0166	CONC, PAVMT	8,166
4	0169	FENCE/WOOD	1,560

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

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																						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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							