LOT 14 RESERVE AT JEWEL LAKE PHA
WD 1408-1607, WD 1482-785,

RAINBOLT AARON/RAINBOLT ANDREA
151 SW WHITE ASH GLN
LAKE CITY, FL 32024

**2026**

**04-4S-16-02439-114**

## COLUMBIA COUNTY PROPERTY



## BUILDING CHARACTERISTICS

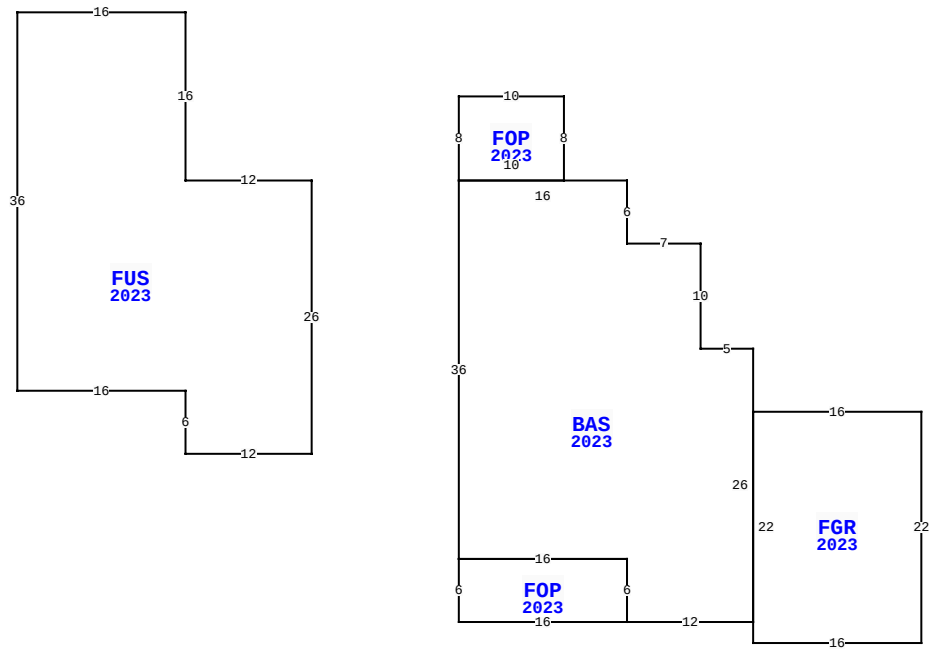
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 32 | HARDIE BRD 100 |
| Exterior Wall | 00 | N/A 0 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 13 | LAM/VNLPLK 100 |
| Interior Floo | 00 | N/A 0 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| Bathrooms | | 3.5 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 2. | 2. 100 |
| Units | | 0 100 |
| Condition Adj | 03 | 03 100 |
| Kitchen Adjus | 01 | 01 100 |
| Quality | 06 | 06 |
| DOR CODE | 0100 | SINGLE FAMILY |
| MAP NUM | | MKT AREA 06 |
| NEIGHBORHOOD/LOC | 33316.030 | 1.10/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 958 | 100 | 2023 | 958 | 147,446 |
| FGR | 352 | 55 | 2023 | 194 | 29,859 |
| FOP | 80 | 30 | 2023 | 24 | 3,694 |
| FOP | 96 | 30 | 2023 | 29 | 4,463 |
| FUS | 888 | 100 | 2023 | 888 | 136,672 |
| TOTALS | 2,374 | | | 2,093 | 322,133 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,093 | 128.7940 | 158.67 | 332,096 | 2022 | 2022 | 0 | 0 | 0 | 3.00 | 97.00 |

1 SINGLE FAM 100% - 2024 Heated Area: 1846 HX Base Yr 2024




151 SW WHITE ASH GLN, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 04/24/2023 MLU |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 2 | Tax Dist: | |
| BUILDING MARKET VALUE | | 322,133 |
| TOTAL MARKET OB/XF VALUE | | 1,320 |
| TOTAL LAND VALUE - MARKET | | 26,400 |
| TOTAL MARKET VALUE | | 349,853 |
| SOH/AGL Deduction | | 0 |
| ASSESSED VALUE | | 349,853 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 299,131 |
| TOTAL JUST VALUE | | 349,853 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 353,174 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 000053596 | Roof Replacement | 9,000 | 07/15/2025 |
| 000044716 | New Residential C | 325,150 | 06/21/2022 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1482/785 | 1/03/2023 | WD | Q | I | 01 | 325,000 |
| GRANTOR: SORENSEN & SMITH LLC | | | | | | |
| GRANTEE: RAINBOLT AARON | | | | | | |
| 1408/1607 | 3/18/2020 | WD | U | V | 30 | 100 |
| GRANTOR: GARY P SORENSEN | | | | | | |
| GRANTEE: SORENSEN & SMITH LL | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=0,-20] W16 S36 E16 S6 E12 N26 W5 N10 W7 N6 $
FUS=[YR=2023;ORIG=-30,-20] W12 N16 W16 S36 E16 S6 E12 N26 $
FGR=[YR=2023;ORIG=12,2] E16 S22 W16 N22 $
FOP=[YR=2023;ORIG=-16,16] E16 S6 W16 N6 $
FOP=[YR=2023;ORIG=-16,-28] E10 S8 W10 N8 $
.

## 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 | 400.00 | UT | 3.30 | 3.30 | 100 | 2023 | 2022 | | 100 | 1,320 | |

## LAND DESCRIPTION

TOTAL OB/XF 1,320

| 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 | | RSF-1 | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.10 | 24,000.00 | 26,400.00 | 26,400 | | | | | | | |

REVIEW DATE 10/06/2023 BY KS Total Acres: 0.22 Total Land Value: 26,400 Market: 0 Agricultural: 0 Common: 26,400 PRINTED 11/17/2025 BY SYS