LOT 16 RESERVE AT JEWEL LAKE PHA
WD 1375-2710, WD 1375-2711, WD 1

KIRSCH RYAN DEAN
148 SW WHITE ASH GLN
LAKE CITY, FL 32024

2026

04-4S-16-02439-116

COLUMBIA COUNTY PROPERTY

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	13	LAM/VNLPLK 100
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
Architectual	05	CONV 100
Units		0 100
Quality	06	06

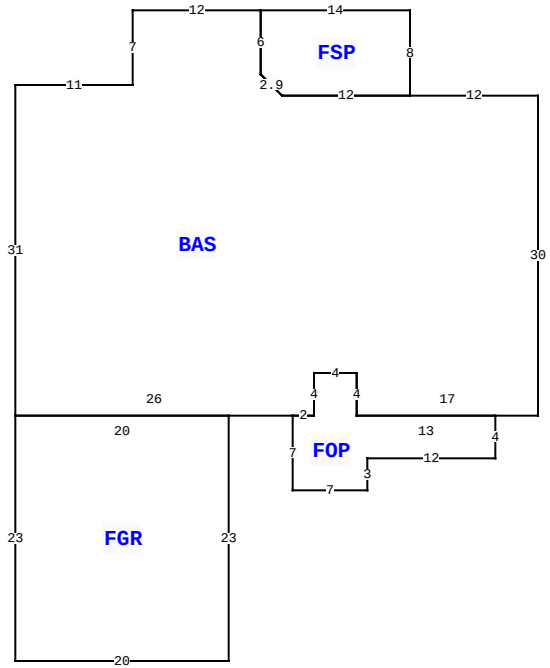
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 33316.030 1.10/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,563	100		1,563	216,387
FGR	460	55		253	35,026
FOP	113	30		34	4,708
FSP	110	40		44	6,091
TOTALS	2,246			1,894	262,211

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,894	119.5425	147.28	278,948	2019	2019	0	0	0	6.00	94.00

1 SINGLE FAM 100% - 2024 Heated Area: 1563 HX Base Yr 2024



148 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		262,211
TOTAL MARKET OB/XF VALUE		7,357
TOTAL LAND VALUE - MARKET		26,400
TOTAL MARKET VALUE		295,968
SOH/AGL Deduction		155,978
ASSESSED VALUE		139,990
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		84,268
TOTAL JUST VALUE		295,968
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		299,088

PERMIT NUM	DESCRIPTION	AMT	ISSUED
37537	SFR	810	12/13/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1547/2212	8/25/2025	TR	Q	I	01	340,000
GRANTOR: JONES KATHLEEN M REVO						
GRANTEE: KIRSCH RYAN DEAN						
1500/2485	10/13/2023	WD	Q	I	01	357,000
GRANTOR: PARRISH RICHARD DALE						
GRANTEE: JONES KATHLEEN M RE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W12 W12 U2L2 N6 W12 S7 W11 S31 E26 E2 N4 E4 S4 E17 N30 $
FGR=[ORIG=-49,30] S23 E20 N23 W20 $
FOP=[ORIG=-23,30] S7 E7 N3 E12 N4 W13 N4 W4 S4 W2 $
FSP=[ORIG=-12,0] N8 W14 S6 D2R2 E12 $
.

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	704.00	UT	2.20	2.20	100	2019	2019	3	100	1,549	
2	0166	CONC,PAVMT	0	100	0	0	90.00	UT	2.20	2.20	100	2019	2019	3	100	198	
3	0104	GENERATOR	0	100	0	0	1.00	UT	6,600.00	6,600.00	100	2024	2023		85	5,610	

LAND DESCRIPTION

TOTAL OB/XF 7,357

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 10/22/2025 BY TP Total Acres: 0.29 Total Land Value: 26,400 Market: 0 Agricultural: 0 Common: 26,400 PRINTED 11/17/2025 BY SYS