LOT 20 RESERVE AT JEWEL LAKE
PHASE 1 (3RD PLAT) AKA LOT 28
RESERVE AT JEWEL LAKE PHASE 1.

GSGC LEASING LLC
1400 WEST 22ND ST
KEARNEY, NE 68845

2026

04-4S-16-02439-120

BUILDING CHARACTERISTICS

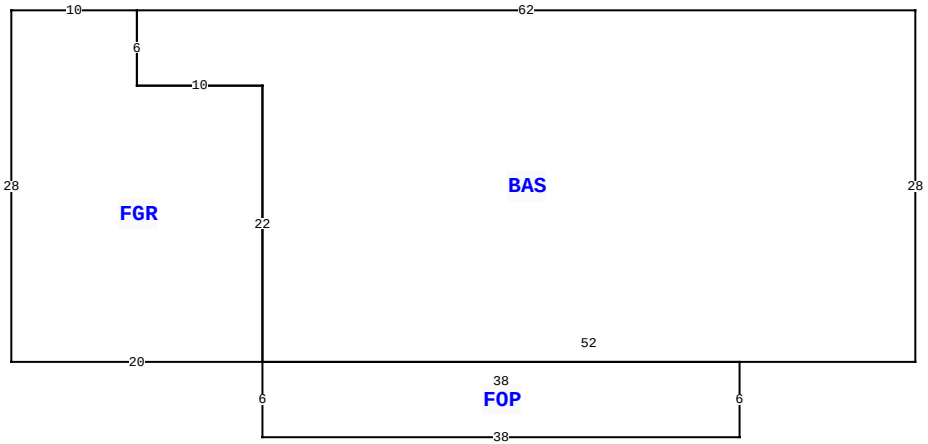
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 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	1,516	100		1,516	208,908
FGR	500	55		275	37,896
FOP	228	30		68	9,370
TOTALS	2,244			1,859	256,174

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,859	131.5902	162.12	301,381	2010	2010	0	0	0	15.00	85.00

1 SINGLE FAM 0% - 0 Heated Area: 1516 HX Base Yr



115 SW GRAND MAGNOLIA GLN, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	256,174
TOTAL MARKET OB/XF VALUE	2,193
TOTAL LAND VALUE - MARKET	26,400
TOTAL MARKET VALUE	284,767
SOH/AGL Deduction	0
ASSESSED VALUE	284,767
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	284,767
TOTAL JUST VALUE	284,767
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	287,781

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1365/2651	7/31/2018	WD	U	I	11	100
GRANTOR: MY JEWEL HOME OF FLOR						
GRANTEE: GSGC LEASING LLC						
1198/0507	7/21/2010	WD	U	I	30	215,000
GRANTOR: RON CHAMBERS LLC						
GRANTEE: MY JEWEL HOME OF FL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W62 FGR= W10 S28 E20 N22 W10 N6$ S6 E10 S22 FOP= S6 E38 N6 W38$ E52 N28 $.

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	0	0	0	886.00	UT	2.48	2.48	100	2010	2010	3	100	2,193	

LAND DESCRIPTION

TOTAL OB/XF 2,193

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	0000	C	VAC RES	0		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 JB Total Acres: 0.27 Total Land Value: 26,400 Market: 0 Agricultural: 0 Common: 26,400 PRINTED 11/18/2025 BY SYS