LOT 21 RESERVE AT JEWEL LAKE PHA (3RD PLAT).

PHELPS BRELAND JAYNE
188 NW CASTLEWOOD CT
LAKE CITY, FL 32055

2026

04-4S-16-02439-121

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	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	06	06

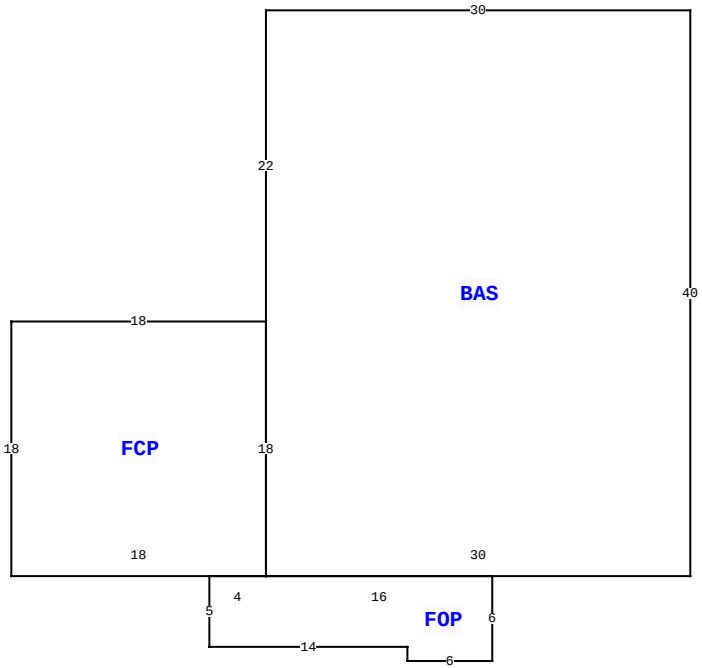
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	33316.030	1.10/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,200	100		1,200	175,492
FCP	324	25		81	11,846
FOP	106	30		32	4,680
TOTALS	1,630			1,313	192,017

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,313	124.9500	153.94	202,123	2020	2020	0	0	0	5.00	95.00

1 SINGLE FAM 0% - 2021 Heated Area: 1200 HX Base Yr



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

137 SW GRAND MAGNOLIA GLN, LAKE CITY

COLUMBIA COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	192,017
TOTAL MARKET OB/XF VALUE	7,343
TOTAL LAND VALUE - MARKET	26,400
TOTAL MARKET VALUE	225,760
SOH/AGL Deduction	0
ASSESSED VALUE	225,760
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	225,760
TOTAL JUST VALUE	225,760
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	228,111

PERMIT NUM	DESCRIPTION	AMT	ISSUED
39372	SFR	0	02/28/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1418/2237	9/02/2020	WD	Q	I	01	172,800
GRANTOR: SORENSEN & SMITH LLC						
GRANTEE: BRELAND JAYNE PHELP						
1408/1608	3/17/2020	WD	U	V	11	100
GRANTOR: GSMS DEVELOPERS INC						
GRANTEE: SORENSEN & SMITH LL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W30 S22 FCP= W18 S18 E18 N18$ S18 FOP= W4 S5 E14 S1 E6 N6 W16$ E30 N40$.

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	700.00	UT	2.48	2.48	100	2020	2020	3	100	1,733	
2	0104	GENERATOR	0	0	0	0	1.00	UT	6,600.00	6,600.00	100	2024	2023		85	5,610	

LAND DESCRIPTION

TOTAL OB/XF 7,343

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	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 KS Total Acres: 0.23 Total Land Value: 26,400 Market: 0 Agricultural: 0 Common: 26,400 PRINTED 11/18/2025 BY SYS