LOT 24 RESERVE AT JEWEL LAKE PHA
WD 1408-1607, WD 1477-1452, PB 1

CLARK GENEAN/COLONNA ANDREA
3692 PASSION VINE DR
ALVA, FL 33920

2026

04-4S-16-02439-124

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

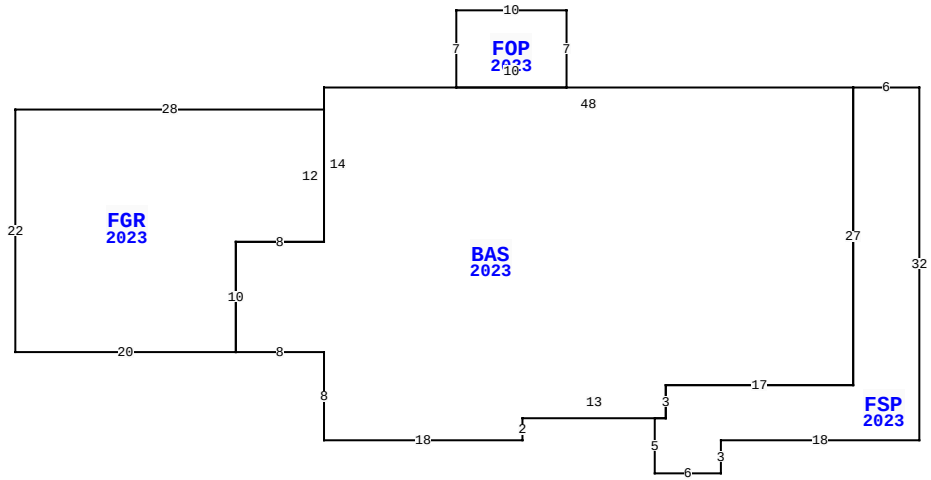
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	1,505	100	2023	1,505	215,006
FGR	536	55	2023	295	42,145
FOP	70	30	2023	21	3,000
FSP	297	40	2023	119	17,000
TOTALS	2,408			1,940	277,151

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,940	119.5425	147.28	285,723	2022	2022	0	0	0	3.00	97.00

1 SINGLE FAM 0% - 2025 Heated Area: 1505 HX Base Yr



136 SW GRAND MAGNOLIA 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	277,151
TOTAL MARKET OB/XF VALUE	6,699
TOTAL LAND VALUE - MARKET	26,400
TOTAL MARKET VALUE	310,250
SOH/AGL Deduction	0
ASSESSED VALUE	310,250
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	310,250
TOTAL JUST VALUE	310,250
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	313,438

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043802	New Residential C	240,000	02/28/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1515/2303	5/31/2024	PB	U	I	18	0
GRANTOR: CLERK OF COURT (COLON						
GRANTEE: CLARK GENEAN						
1477/1452	10/17/2022	WD	Q	I	01	285,000
GRANTOR: SORENSEN & SMITH LLC						
GRANTEE: COLONNA JOSEPH S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=21,-20] W48 S14 W8 S10 E8 S8 E18 N2 E13 N3 E17 N27 $
FGR=[YR=2023;ORIG=-27,-18] W28 S22 E20 N10 E8 N12 $
FSP=[YR=2023;ORIG=27,-20] W6 S27 W17 S3 W1 S5 E6 N3 E18 N32 $
FOP=[YR=2023;ORIG=-15,-27] E10 S7 W10 N7 $
.

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	330.00	UT	3.30	3.30	100	2023	2022		100	1,089	
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 6,699

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