LOT 27 RESERVE AT JEWEL LAKE PHA

WD 1391-1400, WD 1404-1534, WD 1

ISBEL STEVEN/ISBEL STEPHANIE
292 SW OLD CYPRESS WAY
LAKE CITY, FL 32024

2026

04-4S-16-02439-127

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		4 100
Bathrooms		3 100
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

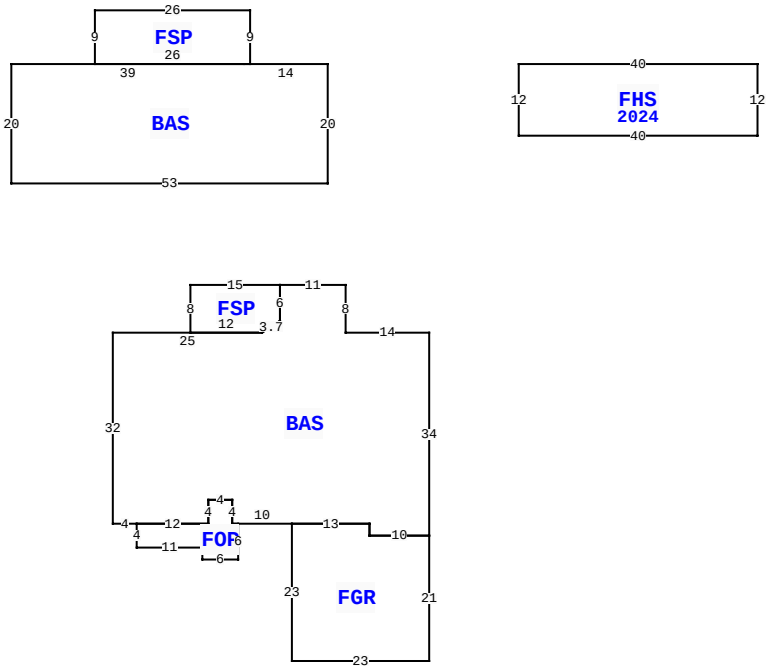
NEIGHBORHOOD/LOC 33316.030 1.10/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,060	100		1,060	141,523
BAS	1,791	100		1,791	239,122
FGR	509	55		280	37,383
FHS	480	60	2024	288	38,452
FOP	96	30		29	3,872
FSP	117	40		47	6,275
FSP	234	40		94	12,550
TOTALS	4,287			3,589	479,178

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,589	114.0720	140.54	504,398	2020	2020	0	0	0	5.00	95.00

1 SINGLE FAM 100% - 2025 Heated Area: 3331 HX Base Yr 2025



292 SW OLD CYPRESS WAY, 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		479,178
TOTAL MARKET OB/XF VALUE		12,408
TOTAL LAND VALUE - MARKET		26,400
TOTAL MARKET VALUE		517,986
SOH/AGL Deduction		66,031
ASSESSED VALUE		451,955
TOTAL EXEMPTION VALUE	HX HB VX DX	60,722
BASE TAXABLE VALUE		391,233
TOTAL JUST VALUE		517,986
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		523,690

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052486	Remodel	2,000	03/03/2025
37694	SFR	1,326	01/30/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1505/2329	1/04/2024	WD	Q	I	01	580,000
GRANTOR: GSGC LEASING LLC						
GRANTEE: ISBEL STEVEN						
1404/1534	1/30/2020	WD	U	V	30	564,700
GRANTOR: GSMS DEVELOPERS INC						
GRANTEE: GSGC LEASING LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W14 N8 W11 S6 D2L3 W25 S32 E4 E12 N4 E4 S4 E10 E13 S2 E10 N34 $
BAS=[ORIG=-17,-25] N20 W14 W39 S20 E53 $
FGR=[ORIG=-23,32] S23 E23 N21 W10 N2 W13 $
FSP=[ORIG=-30,-45] N9 W26 S9 E26 $
FSP=[ORIG=-25,-8] W15 S8 E12 U2R3 N6 $
FOP=[ORIG=-49,32] S4 E11 S2 E6 N6 W1 N4 W4 S4 W12 $
FHS=[YR=2024;ORIG=15,-33] N12 E40 S12 W40 $
.

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	480.00	UT	2.48	2.48	100	2020	2020	3	100	1,188	
2	0104	GENERATOR	0	100	0	0	1.00	UT	6,600.00	6,600.00	100	2024	2023		85	5,610	
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 12,408

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 01/11/2024 BY TP Total Acres: 0.29 Total Land Value: 26,400 Market: 0 Agricultural: 0 Common: 26,400 PRINTED 11/18/2025 BY SYS