LOT 35 RESERVE AT JEWEL LAKE PHA (3RD PLAT).

SMITH CHASE
239 SW OLD CYPRESS WAY
LAKE CITY, FL 32024

2026

04-4S-16-02439-135

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 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		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	06	06

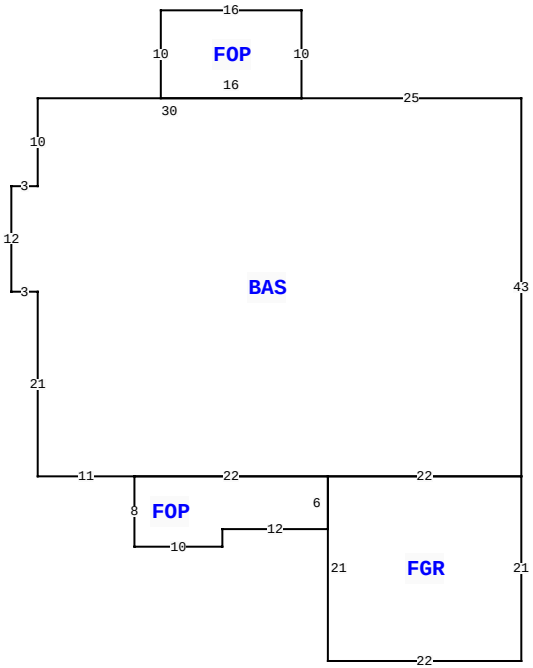
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	33316.030	1.10/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,401	100		2,401	305,499
FGR	462	55		254	32,318
FOP	152	30		46	5,853
FOP	160	30		48	6,107
TOTALS	3,175			2,749	349,779

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,749	109.8720	135.36	372,105	2019	2019	0	0	0	6.00	94.00

1 SINGLE FAM 100% - 2021 Heated Area: 2401 HX Base Yr 2021



113 SW OLD PECAN CT, 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		349,779
TOTAL MARKET OB/XF VALUE		8,730
TOTAL LAND VALUE - MARKET		26,400
TOTAL MARKET VALUE		384,909
SOH/AGL Deduction		73,021
ASSESSED VALUE		311,888
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		261,166
TOTAL JUST VALUE		384,909
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		388,960

PERMIT NUM	DESCRIPTION	AMT	ISSUED
38015	SFR	914	04/23/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1415/2330	7/21/2020	WD	Q	I	01	281,300
GRANTOR: GSMS DEVELOPERS INC						
GRANTEE: CHASE SMITH						
1398/2302	4/24/2019	WD	U	V	11	100
GRANTOR: GARY SORENSEN						
GRANTEE: GSMS DEVELOPERS INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W25 FOP= N10 W16 S10 E16$ W30 S10 W3 S12 E3 S21 E11 FOP= S8 E10 N2 E12 N6 W22$ E22 FGR= S21 E22 N21 W22$ E22 N43$.

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	816.00	UT	2.48	2.48	100	2019	2019	3	100	2,020	
2	0104	GENERATOR	0	100	0	0	1.00	UT	6,600.00	6,600.00	100	2024	2023		85	5,610	
3	0296	SHED METAL	0	100	0	0	1.00	UT	1,100.00	1,100.00	100	2024	2023		100	1,100	

LAND DESCRIPTION

TOTAL OB/XF 8,730

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 10/06/2023 BY KS Total Acres: 0.38 Total Land Value: 26,400 Market: 0 Agricultural: 0 Common: 26,400 PRINTED 11/19/2025 BY SYS