LOT 36 RESERVE AT JEWEL LAKE PHA
WD 1398-2303, WD 1402-1023, WD 1

CRAWFORD JIWAN PEREZ/CRAWFORD LIGA
1004 ERVIN ST
ST AUGUSTINE, FL 32084

2026

04-4S-16-02439-136

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		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	05	05

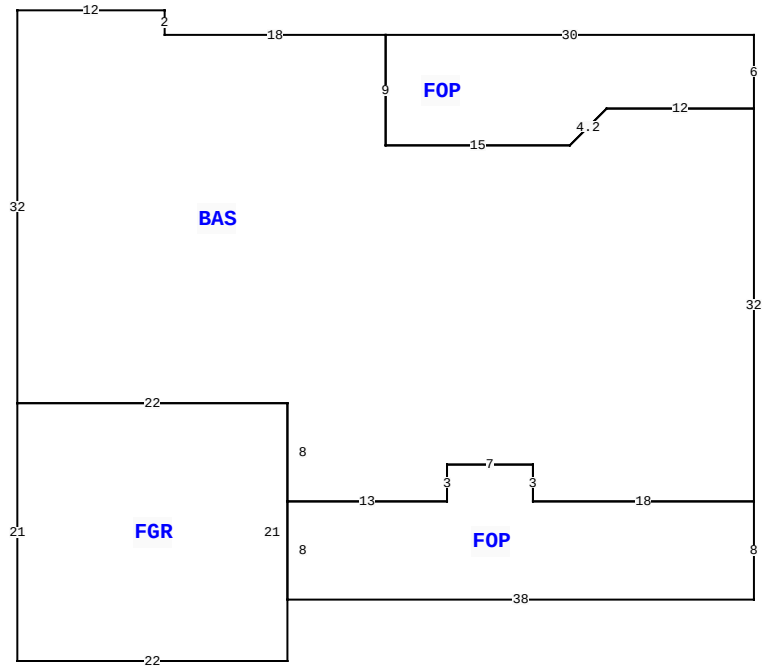
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 33316.030 1.10/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,878	100		1,878	234,170
FGR	462	55		254	31,671
FOP	230	30		69	8,604
FOP	325	30		98	12,220
TOTALS	2,895			2,299	286,664

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,299	107.6700	132.65	304,962	2019	2019	0	0	0	6.00	94.00

1 SINGLE FAM 0% - 2025 Heated Area: 1878 HX Base Yr



127 SW OLD PECAN CT, 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	286,664
TOTAL MARKET OB/XF VALUE	6,575
TOTAL LAND VALUE - MARKET	26,400
TOTAL MARKET VALUE	319,639
SOH/AGL Deduction	0
ASSESSED VALUE	319,639
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	319,639
TOTAL JUST VALUE	319,639
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	323,019

PERMIT NUM	DESCRIPTION	AMT	ISSUED
38108	SFR	927	05/13/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1459/2699	2/18/2022	WD	Q	I	01	325,000

GRANTOR: RICHARDSON JOHNNY W I
GRANTEE: CRAWFORD JIWAN PERE

1402/1023	12/31/2019	WD	Q	I	01	262,000

GRANTOR: GSMS DEVELOPERS INC
GRANTEE: JOHNNY W III & CHES

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W18 N2 W12 S32 E22 S8 E13 N3 E7 S3 E18 N32 W12 D3L3 W15 N9 $
FGR=[ORIG=-30,30] S21 E22 N21 W22 $
FOP=[ORIG=-8,38] S8 E38 N8 W18 N3 W7 S3 W13 $
FOP=[ORIG=30,6] N6 W30 S9 E15 U3R3 E12 $
.

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	790.00	UT	2.48	2.48	100	2019	2019	3	100	1,955	
2	0104	GENERATOR	0	0	0	0	1.00	UT	6,600.00	6,600.00	100	2022	2020		70	4,620	

LAND DESCRIPTION

TOTAL OB/XF 6,575

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: 0.29 Total Land Value: 26,400 Market: 0 Agricultural: 0 Common: 26,400 PRINTED 11/19/2025 BY SYS