

LOT 37 RESERVE AT JEWEL LAKE
PHASE 1 (3RD PLAT).

SORENSEN & SMITH LLC
147 SW SUMMERS LN
LAKE CITY, FL 32025

2026

04-4S-16-02439-137



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	1,576	100		1,576	216,046
FGR	462	55		254	34,819
FOP	122	30		37	5,072

TOTALS 2,160 1,867 255,938

EXTRA FEATURES

L N	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	778.00	UT	2.48	2.48	100	2021	2020		100	1,926	
2	0104	GENERATOR	0	0	0	1.00	UT	6,600.00	6,600.00	100	2024	2023		85	5,610	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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

MARKET ADJUSTMENTS													COLUMBIA COUNTY PROPERTY												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		VALUATION SUMMARY										PAGE 1 of 1		2
0100	01	1,867	117.1275	144.30	269,408	2020	2020	0	0	5.00	95.00		STANDARD												
2 SINGLE FAM 0% - 2021													Heated Area: 1576 HX Base Yr												

145 SW OLD PECAN CT, LAKE CITY

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

L N	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	778.00	UT	2.48	2.48	100	2021	2020		100	1,926	
2	0104	GENERATOR	0	0	0	1.00	UT	6,600.00	6,600.00	100	2024	2023		85	5,610	

TOTAL OB/XF 7,536

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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							

Total Acres: 0.26 Total Land Value: 26,400 Market: 0 Agricultural: 0 Common: 26,400

VALUATION BY				STANDARD			
Tax Group: 2		Tax Dist:					
BUILDING MARKET VALUE				255,938			
TOTAL MARKET OB/XF VALUE				7,536			
TOTAL LAND VALUE - MARKET				26,400			
TOTAL MARKET VALUE				289,874			
SOH/AGL Deduction				0			
ASSESSED VALUE				289,874			
TOTAL EXEMPTION VALUE				0			
BASE TAXABLE VALUE				289,874			
TOTAL JUST VALUE				289,874			
NCON VALUE				0			
INCOME VALUE							
PREVIOUS YEAR MKT VALUE				292,898			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
38014	SFR	803	04/23/2019

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1411/1267	5/11/2020	WD U	V	V	30	100	
GRANTOR: GSMS DEVELOPERS LLC							
GRANTEE: SORENSEN & SMITH LL							
1408/1607	3/18/2020	WD U	V	V	30	100	
GRANTOR: GARY P SORENSEN							
GRANTEE: SORENSEN & SMITH LL							

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=97,20] W48 S2 W6 S22 E6 S8 E17 N2 E13 N3 E18 E2 N12 W2 N15 \$
FGR=[ORIG=22,22] E21 S22 W21 N22 \$
FOP=[ORIG=97,47] W18 S3 S5 E7 N2 E11 N6 \$