LOT 39 RESERVE AT JEWEL LAKE PHA

WD 1381-146, WD 1386-2530, WD 14

BOLKOSKY APRIL S
150 SW OLD PECAN CT
LAKE CITY, FL 32024

2026

04-4S-16-02439-139

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		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Quality	06	06

DOR CODE 0100 SINGLE FAMILY

MAP NUM | MKT AREA 06

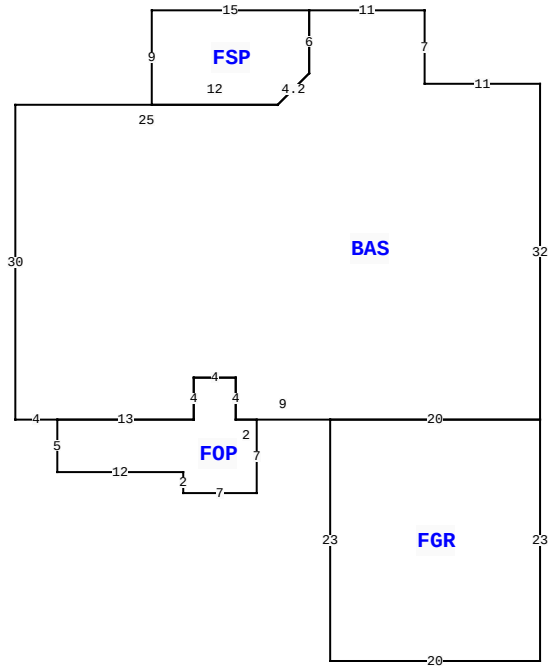
NEIGHBORHOOD/LOC 33316.030 1.10/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,610	100		1,610	222,894
FGR	460	55		253	35,026
FOP	125	30		38	5,261
FSP	131	40		52	7,199
TOTALS	2,326			1,953	270,380

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,953	119.5425	147.28	287,638	2019	2019	0	0	0	6.00	94.00

1 SINGLE FAM 100% - 2023 Heated Area: 1610 HX Base Yr 2023



150 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		270,380
TOTAL MARKET OB/XF VALUE		1,628
TOTAL LAND VALUE - MARKET		26,400
TOTAL MARKET VALUE		298,408
SOH/AGL Deduction		6,738
ASSESSED VALUE		291,670
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		240,948
TOTAL JUST VALUE		298,408
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		301,284

PERMIT NUM	DESCRIPTION	AMT	ISSUED
37643	SFR	823	01/17/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1471/2279	7/25/2022	WD	Q	I	01	324,900
GRANTOR: SHI BINHONG						
GRANTEE: BOLKOSKY APRIL S						
1386/2530	6/17/2019	WD	Q	I	01	212,900
GRANTOR: SORENSEN & SMITH LLC						
GRANTEE: BINHONG SHI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,-7] W11 N7 W11 S6 D3L3 W25 S30 E4 E13 N4 E4 S4 E9 E20 N32 $
FGR=[ORIG=-20,25] S23 E20 N23 W20 $
FSP=[ORIG=-22,-14] W15 S9 E12 U3R3 N6 $
FOP=[ORIG=-46,25] S5 E12 S2 E7 N7 W2 N4 W4 S4 W13 $
.

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	640.00	UT	2.20	2.20	100	2019	2019	3	100	1,408	
2	0166	CONC,PAVMT	0	100	0	0	100.00	UT	2.20	2.20	100	2019	2019	3	100	220	

LAND DESCRIPTION

TOTAL OB/XF 1,628

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 JB Total Acres: 0.27 Total Land Value: 26,400 Market: 0 Agricultural: 0 Common: 26,400 PRINTED 10/03/2025 BY SYS