LOT 41 RESERVE AT JEWEL LAKE PHA (3RD PLAT).

CHEN CHUN/YE DANDAN
207 SW OLD CYPRESS WAY
LAKE CITY, FL 32024

2026

04-4S-16-02439-141

BUILDING CHARACTERISTICS

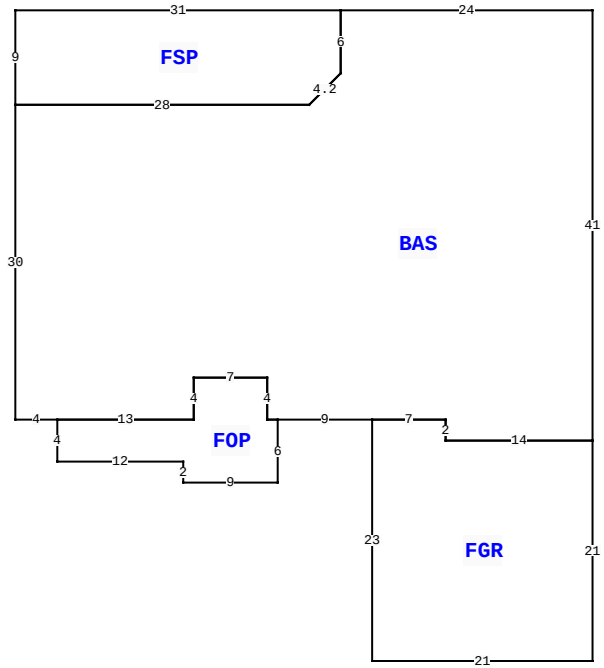
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		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	1,871	100		1,871	257,300
FGR	455	55		250	34,380
FOP	130	30		39	5,364
FSP	275	40		110	15,128
TOTALS	2,731			2,270	312,171

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,270	116.2770	143.25	325,178	2021	2021	0	0	0	4.00	96.00

1 SINGLE FAM 100% - 2022 Heated Area: 1871 HX Base Yr 2022



207 SW OLD CYPRESS WAY, 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		312,171
TOTAL MARKET OB/XF VALUE		7,194
TOTAL LAND VALUE - MARKET		26,400
TOTAL MARKET VALUE		345,765
SOH/AGL Deduction		57,871
ASSESSED VALUE		287,894
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		237,172
TOTAL JUST VALUE		345,765
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		349,347

PERMIT NUM	DESCRIPTION	AMT	ISSUED
40512	SFR	0	09/10/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1442/2059	7/15/2021	WD	Q	I	01	299,900
GRANTOR: SORENSEN & SMITH LLC						
GRANTEE: CHEN CHUN						
1408/1607	3/18/2020	WD	U	V	30	100
GRANTOR: GARY P SORENSEN						
GRANTEE: SORENSEN & SMITH LL						

BUILDING NOTES

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	3.30	3.30	100	2022	2021		100	1,584	
2	0104	GENERATOR	0	100	0	0	1.00	UT	6,600.00	6,600.00	100	2024	2023		85	5,610	

BUILDING DIMENSIONS

BAS=[ORIG=-30,-20] S30 E4 E13 N4 E7 S4 E1 E9 E7 S2 E14 N41 W24 S6 D3L3 W28 $
FGR=[ORIG=4,10] S23 E21 N21 W14 N2 W7 $
FSP=[ORIG=-30,-29] S9 E28 U3R3 N6 W31 $
FOP=[ORIG=-26,10] S4 E12 S2 E9 N6 W1 N4 W7 S4 W13 $
.

LAND DESCRIPTION

TOTAL OB/XF 7,194

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