LOT 42 RESERVE AT JEWEL LAKE PHA
WD 1395-1610, WD 1399-1517, WD 1

SCHLIMMER ISAAC EZRA/SCHLIMMER BETHANY
187 SW OLD CYPRESS WAY
LAKE CITY, FL 32024

2026

04-4S-16-02439-142

COLUMBIA COUNTY PROPERTY

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		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	06	06

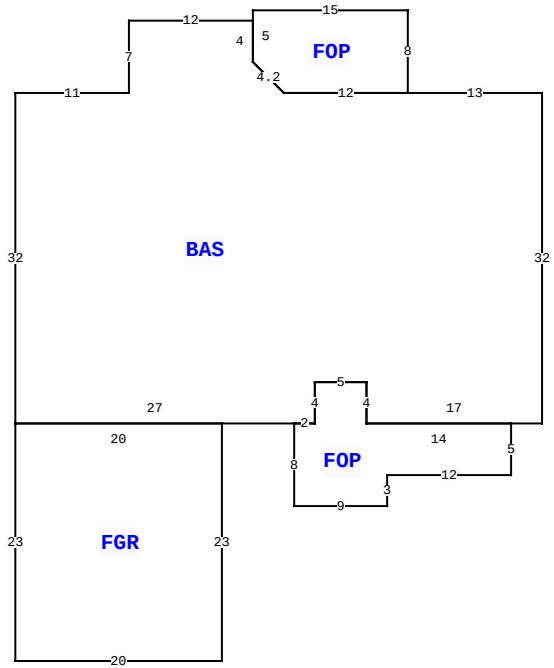
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 33316.030 1.10/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,701	100		1,701	233,445
FGR	460	55		253	34,722
FOP	116	30		35	4,803
FOP	152	30		46	6,313
TOTALS	2,429			2,035	279,283

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,035	118.5030	146.00	297,110	2019	2019	0	0	0	6.00	94.00

1 SINGLE FAM 50% - 2020 Heated Area: 1701 HX Base Yr 2020



187 SW OLD CYPRESS WAY, 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		279,283
TOTAL MARKET OB/XF VALUE		8,159
TOTAL LAND VALUE - MARKET		26,400
TOTAL MARKET VALUE		313,842
SOH/AGL Deduction		49,157
ASSESSED VALUE		264,685
TOTAL EXEMPTION VALUE	HA HAB	50,722
BASE TAXABLE VALUE		213,963
TOTAL JUST VALUE		313,842
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		317,143

PERMIT NUM	DESCRIPTION	AMT	ISSUED
38346	SFR	823	07/11/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1400/2269	12/04/2019	WD	Q	I	01	227,200
GRANTOR: GSMS DEVELOPERS INC						
GRANTEE: ISAAC EZRA & BETHAN						
1399/1517	11/22/2019	WD	U	V	11	100
GRANTOR: GARY SORENSEN						
GRANTEE: GSMS DEVELOPERS INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W13 FOP= N8 W15 S5 D3 R3 E12$ W12 L3 U3 N4 W12 S7 W11 S32 FGR= S23 E20 N23 W20$ E27 FOP= S8 E9 N3 E12 N5 W14 N4 W5 S4 W2$ E2 N4 E5 S4 E17 N32$.

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	50	0	0	1,030.00	UT	2.48	2.48	100	2019	2019	3	100	2,549	
2	0104	GENERATOR	0	100	0	0	1.00	UT	6,600.00	6,600.00	100	2024	2023		85	5,610	

LAND DESCRIPTION

TOTAL OB/XF 8,159

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	50		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: 0.31 Total Land Value: 26,400 Market: 0 Agricultural: 0 Common: 26,400 PRINTED 11/19/2025 BY SYS