LOT 2 RESERVE AT JEWEL LAKE PHAS
AKA LOT 2-A RESERVE AT JEWEL LAK

HIMMENGER F JOAN
151 SW GREAT OAK CT
LAKE CITY, FL 32024

2026

33-3S-16-02439-102

COLUMBIA COUNTY PROPERTY

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
Units		0 100
Quality	06	06

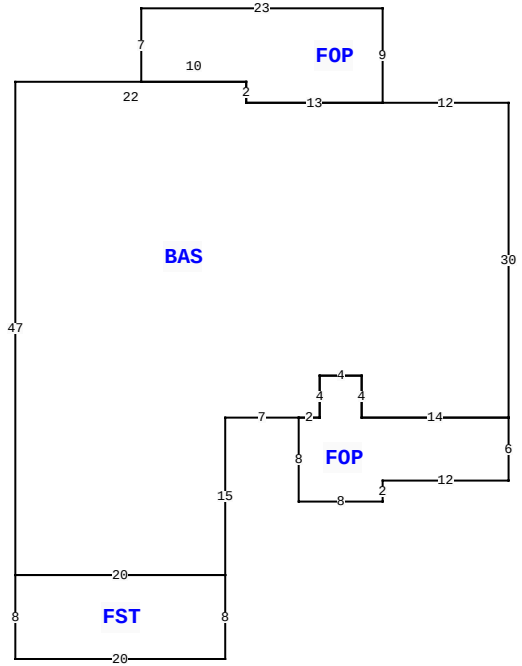
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	33316.030	1.10/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,738	100		1,738	234,324
FOP	152	30		46	6,202
FOP	187	30		56	7,550
FST	160	55		88	11,865
TOTALS	2,237			1,928	259,941

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	CV	NORM	% COND
0100	01	1,928	116.4240	143.43	276,533	2020	2020	0	0	1	5.00	94.00

1 SINGLE FAM 100% - 2021 Heated Area: 1738 HX Base Yr 2021



151 SW GREAT OAK CT, 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		259,941
TOTAL MARKET OB/XF VALUE		7,700
TOTAL LAND VALUE - MARKET		26,400
TOTAL MARKET VALUE		294,041
SOH/AGL Deduction		56,335
ASSESSED VALUE		237,706
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		186,984
TOTAL JUST VALUE		294,041
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		296,806

PERMIT NUM	DESCRIPTION	AMT	ISSUED
38525	SFR	0	08/27/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1405/0978	2/10/2020	WD	Q	I	01	212,000
GRANTOR: GSMS DEVELOPERS INC						
GRANTEE: F JOAN HIMMENGER						
1395/1610	9/20/2019	WD	U	V	11	100
GRANTOR: MY JEWEL HOME OF FLOR						
GRANTEE: GSMS DEVELOPERS INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W12 FOP= N9 W23 S7 E10 S2 E13$ W13 N2 W22 S47 FST= S8 E20 N8 W20$ E20 N15 E7 FOP= S8 E8 N2 E12 N6 W14 N4 W4 S4 W2$ E2 N4 E4 S4 E14 N30$.

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	16	50	800.00	UT	2.48	2.48	100	2020	2020	3	100	1,980	
2	0169	FENCE/WOOD	0	100	0	0	1.00	UT	3,520.00	3,520.00	100	2023	2022		100	3,520	
3	9910	RV SITE/RE	0	100	0	0	1.00	UT	2,200.00	2,200.00	100	2023	2022		100	2,200	

LAND DESCRIPTION

TOTAL OB/XF 7,700

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 06/14/2023 BY KS Total Acres: 0.30 Total Land Value: 26,400 Market: 0 Agricultural: 0 Common: 26,400 PRINTED 11/03/2025 BY SYS