LOT 3 RESERVE AT JEWEL LAKE PHAS
AKA LOT 3-A RESERVE AT JEWEL LAK

BENABE ARLENE D
P O BOX 1165
LAKE CITY, FL 32056-1165

2026

33-3S-16-02439-103

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	12	HARDWOOD 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

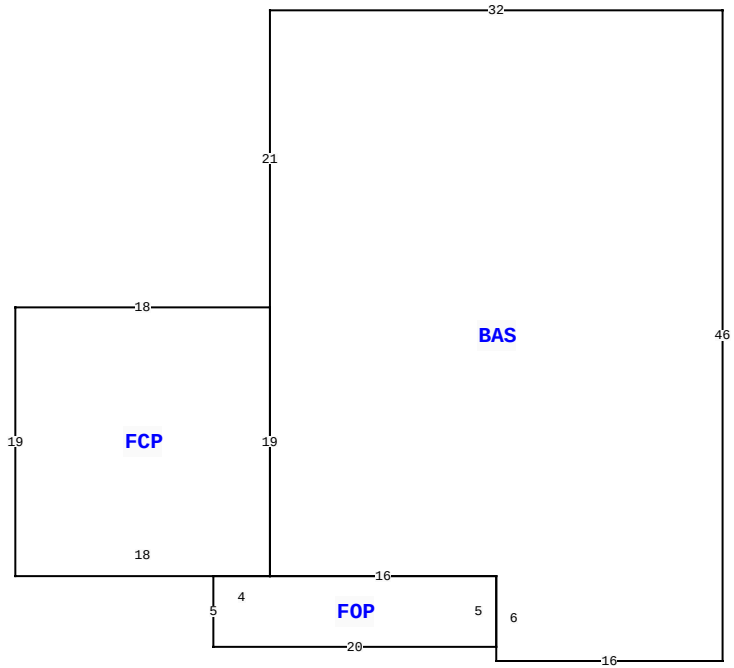
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	33316.030	1.10/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,376	100		1,376	202,625
FCP	342	25		86	12,664
FOP	100	30		30	4,418
TOTALS	1,818			1,492	219,706

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,492	128.5200	158.34	236,243	2018	2018	0	0	0	7.00	93.00

1 SINGLE FAM 100% - 2022 Heated Area: 1376 HX Base Yr 2022



159 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		219,706
TOTAL MARKET OB/XF VALUE		3,230
TOTAL LAND VALUE - MARKET		26,400
TOTAL MARKET VALUE		249,336
SOH/AGL Deduction		31,087
ASSESSED VALUE		218,249
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		167,527
TOTAL JUST VALUE		249,336
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		251,698

PERMIT NUM	DESCRIPTION	AMT	ISSUED
35896	SFR	662	10/18/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1452/2366	11/05/2021	WD	U	I	11	100
GRANTOR: BENABE ARLENE D						
GRANTEE: MELENDEZ ARLENE D B						
1442/1820	7/16/2021	WD	Q	I	01	245,000
GRANTOR: LYNCH LULA M						
GRANTEE: BENABE ARLENE D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W32 S21 FCP= W18 S19 E18 N19$ S19 FOP= W4 S5 E20 N5 W16$ E16 S6 E16 N46$.

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	868.00	UT	2.20	2.20	100	2018	2018	3	100	1,910	
2	0296	SHED METAL	0	100	0	0	1.00	UT	1,320.00	1,320.00	100	2023	2022		100	1,320	

LAND DESCRIPTION

TOTAL OB/XF 3,230

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 06/20/2023 BY KS Total Acres: 0.24 Total Land Value: 26,400 Market: 0 Agricultural: 0 Common: 26,400 PRINTED 11/04/2025 BY SYS