LOT 44 RESERVE AT JEWEL LAKE PHA

SEALS MICHAEL DAVID/SEALS JULIE DEVERE
143 SW OLD CYPRESS WAY
LAKE CITY, FL 32024

2026

33-3S-16-02439-144

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

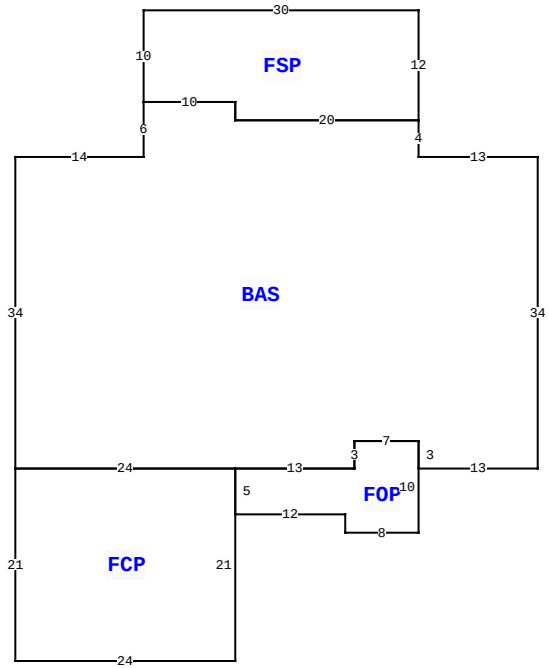
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	04	04 100
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	2,057	100		2,057	301,834
FCP	504	25		126	18,488
FOP	137	30		41	6,016
FSP	340	40		136	19,956
TOTALS	3,038			2,360	346,296

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,360	128.0664	157.78	372,361	2018	2018	0	0	0	7.00	93.00

1 SINGLE FAM 100% - 2024 Heated Area: 2057 HX Base Yr 2024



143 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		346,296
TOTAL MARKET OB/XF VALUE		12,390
TOTAL LAND VALUE - MARKET		26,400
TOTAL MARKET VALUE		385,086
SOH/AGL Deduction		55,139
ASSESSED VALUE		329,947
TOTAL EXEMPTION VALUE	HX HB VX	55,722
BASE TAXABLE VALUE		274,225
TOTAL JUST VALUE		385,086
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		389,139

PERMIT NUM	DESCRIPTION	AMT	ISSUED
36425	SFR	1,035	03/12/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1453/2756	11/30/2021	WD	Q	I	01	350,000
GRANTOR: HINCH PATRICIA M						
GRANTEE: SEALS MICHAEL DAVID						
1444/2307	8/12/2021	WD	Q	I	03	320,000
GRANTOR: SMITH GERALD M JR						
GRANTEE: HINCH PATRICIA M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W13 N4 FSP= N12 W30 S10 E10 S2 E20$ W20 N2 W10 S6 W14 S34 FCP= S21 E24 N21 W24$ E24 FOP= S5 E12 S2 E8 N10 W7 S3 W13$ E13 N3 E7 S3 E13N34$.

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	1,032.00	UT	2.20	2.20	100	2018	2018	3	100	2,270	
2	0104	GENERATOR	0	100	0	0	1.00	UT	6,600.00	6,600.00	100	2022	2021		75	4,950	
3	0294	SHED WOOD/	0	100	0	0	1.00	UT	1,650.00	1,650.00	100	2022	2021		100	1,650	
4	0169	FENCE/WOOD	0	100	0	0	1.00	UT	3,520.00	3,520.00	100	2023	2022		100	3,520	

LAND DESCRIPTION

TOTAL OB/XF 12,390

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