LOT 45 RESERVE AT JEWEL LAKE PHA

WD 1408-1607, WD 1472-232,

TRAN THANH BE/SON THI HIEN
127 SW OLD CYPRESS WAY
LAKE CITY, FL 32024

2026

33-3S-16-02439-145

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

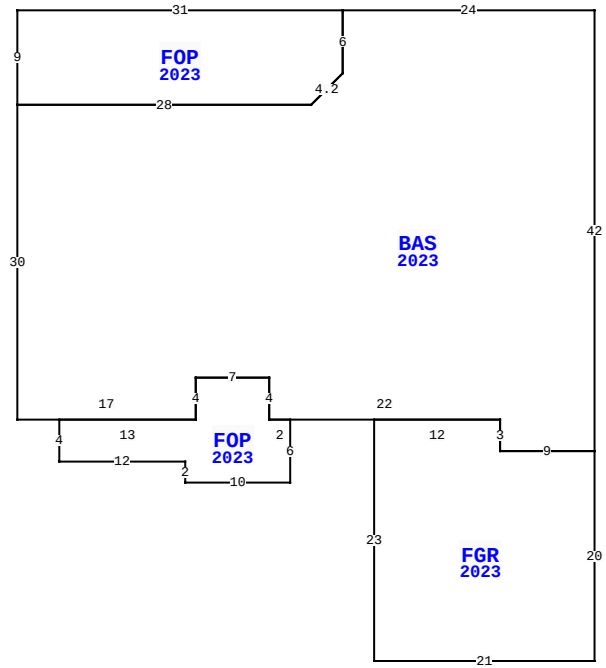
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 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	1,870	100	2023	1,870	262,507
FGR	456	55	2023	251	35,235
FOP	136	30	2023	41	5,756
FOP	275	30	2023	82	11,511
TOTALS	2,737			2,244	315,009

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,244	117.4635	144.72	324,752	2022	2022	0	0	0	3.00	97.00

1 SINGLE FAM 100% - 2023 Heated Area: 1870 HX Base Yr 2023



127 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		315,009
TOTAL MARKET OB/XF VALUE		5,434
TOTAL LAND VALUE - MARKET		26,400
TOTAL MARKET VALUE		346,843
SOH/AGL Deduction		8,231
ASSESSED VALUE		338,612
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		287,890
TOTAL JUST VALUE		346,843
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		350,091

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043768	New Residential C	320,000	02/23/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1472/232	7/27/2022	WD	Q	I	01	398,000
GRANTOR: SORENSEN & SMITH LLC						
GRANTEE: TRAN THANH BE						
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	580.00	UT	3.30	3.30	100	2023	2022		100	1,914	
2	0169	FENCE/WOOD	0	100	0	0	1.00	UT	3,520.00	3,520.00	100	2023	2022		100	3,520	

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=10,-20] W24 S6 D3L3 W28 S30 E17 N4 E7 S4 E22 S3 E9 N42 $
FGR=[YR=2023;ORIG=10,22] W9 N3 W12 S23 E21 N20 $
FOP=[YR=2023;ORIG=-14,-20] W31 S9 E28 U3R3 N6 $
FOP=[YR=2023;ORIG=-21,15] W7 S4 W13 S4 E12 S2 E10 N6 W2 N4 $
.

LAND DESCRIPTION

TOTAL OB/XF 5,434

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