LOT 46 RESERVE AT JEWEL LAKE
PHASE 1 (3RD PLAT) AKA LOT 50
RESERVE AT JEWEL LAKE PHASE 1.

CHRISTIE WALTER C JR
3377 HARRIS CT
THE VILLAGES, FL 32163

2026

33-3S-16-02439-146

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	03	CONC FINSH 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

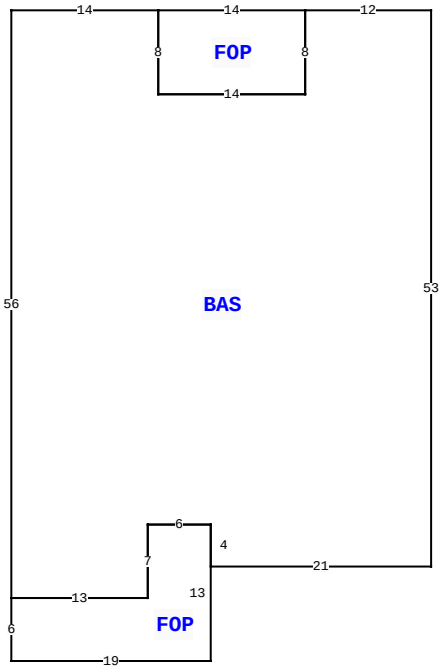
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 33316.030 1.10/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,023	100		2,023	245,727
FOP	112	30		34	4,130
FOP	156	30		47	5,709
TOTALS	2,291			2,104	255,565

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,104	112.0350	138.03	290,415	2013	2013	0	0	0	12.00	88.00

1 SINGLE FAM 0% - 2022 Heated Area: 2023 HX Base Yr



172 SW JEWEL LAKE DR, 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	255,565
TOTAL MARKET OB/XF VALUE	6,600
TOTAL LAND VALUE - MARKET	26,400
TOTAL MARKET VALUE	288,565
SOH/AGL Deduction	0
ASSESSED VALUE	288,565
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	288,565
TOTAL JUST VALUE	288,565
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	291,799

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1390/1956	7/30/2019	WD	Q	I	01	200,000
GRANTOR: GSGC LEASING LLC						
GRANTEE: WALTER C CHRISTIE J						
1365/2651	7/31/2018	WD	U	I	11	100
GRANTOR: MY JEWELL HOME OF FLO						
GRANTEE: GSGC LEASING LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W12 FOP= W14 S8 E14 N8$ S8 W14 N8 W14 S56 FOP= S6 E19 N13 W6 S7 W13$ E13 N7 E6 S4 E21 N53$.

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	0296	SHED METAL	0	0	0	0	1.00	UT	1,320.00	1,320.00	100	2023	2022		100	1,320	
2	0104	GENERATOR	0	0	0	0	1.00	UT	6,600.00	6,600.00	100	2023	2022		80	5,280	

LAND DESCRIPTION

TOTAL OB/XF 6,600

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	0		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