LOT 5 RESERVE AT JEWELL LAKE PHA
WD 1448-2164, WD 1475-610

WALDRIP JAMES/WALDRIP DEBORAH
169 SW BRE LN
LAKE CITY, FL 32024

2026

33-3S-16-02439-205

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

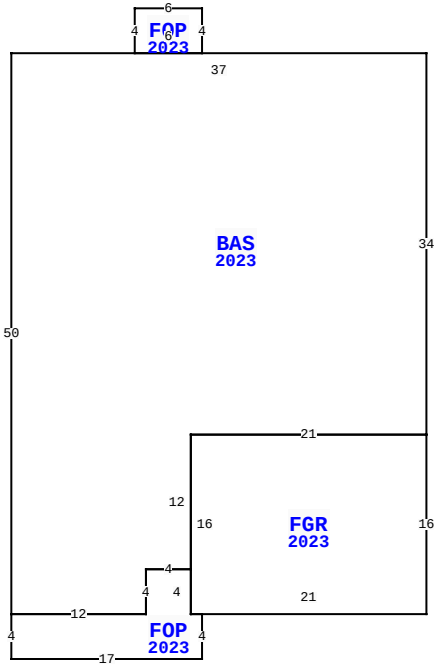
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	33316.04	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,498	100	2023	1,498	181,822
FGR	336	55	2023	185	22,455
FOP	24	30	2023	7	850
FOP	84	30	2023	25	3,034
TOTALS	1,942			1,715	208,160

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,715	111.7200	125.13	214,598	2022	2022	0	0	0	3.00	97.00

1 SINGLE FAM 0% - 2023 Heated Area: 1498 HX Base Yr



169 SW Bre LN, 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	208,160
TOTAL MARKET OB/XF VALUE	4,400
TOTAL LAND VALUE - MARKET	24,000
TOTAL MARKET VALUE	236,560
SOH/AGL Deduction	0
ASSESSED VALUE	236,560
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	236,560
TOTAL JUST VALUE	236,560
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	238,706

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043210	New Residential C	139,800	11/18/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1475/610	8/30/2022	WD	Q	I	01	273,000
GRANTOR: WJHFL LLC, D/B/A WJH						
GRANTEE: WALDRIP JAMES						
1448/2164	9/27/2021	WD	Q	V	05	1,558,000
GRANTOR: GSMS DEVELOPERS INC						
GRANTEE: WJHFL LLC, D/B/A WJ						

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	0	0	0	400.00	UT	3.00	3.00	100	2023	2022		100	1,200	
2	0169	FENCE/WOOD	0	0	0	0	1.00	UT	3,200.00	3,200.00	100	2023	2022		100	3,200	

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=90,19] W37 S50 E12 N4 E4 N12 E21 N34 $
FGR=[YR=2023;ORIG=90,53] W21 S16 E21 N16 $
FOP=[YR=2023;ORIG=69,65] W4 S4 W12 S4 E17 N4 W1 N4 $
FOP=[YR=2023;ORIG=64,15] E6 S4 W6 N4 $
.

LAND DESCRIPTION

TOTAL OB/XF 4,400

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		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	24,000.00	24,000.00	24,000							

REVIEW DATE 06/20/2023 BY KS Total Acres: 0.26 Total Land Value: 24,000 Market: 0 Agricultural: 0 Common: 24,000 PRINTED 11/20/2025 BY SYS