LOT 6 RESERVE AT JEWELL LAKE PHA
WD 1448-2164, WD 1473-1950, LE 1

TRAPANI MELODY
185 SW BRE LN
LAKE CITY, FL 32024

2026

33-3S-16-02439-206

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

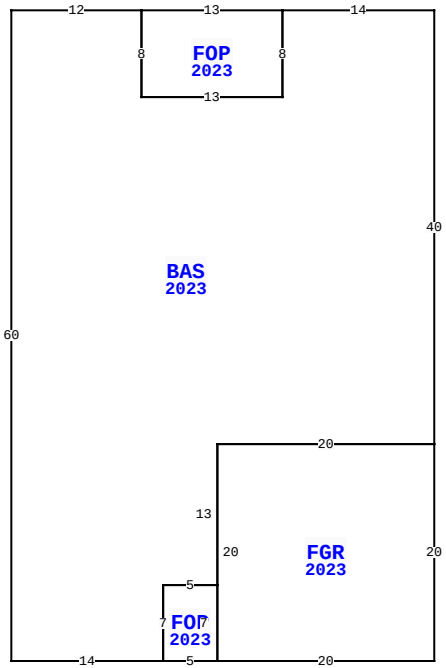
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,801	100	2023	1,801	216,362
FGR	400	55	2023	220	26,430
FOP	35	30	2023	10	1,202
FOP	104	30	2023	31	3,724
TOTALS	2,340			2,062	247,718

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,062	110.5800	123.85	255,379	2022	2022	0	0	0	3.00	97.00

1 SINGLE FAM 100% - 2023 Heated Area: 1801 HX Base Yr 2023



185 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		247,718
TOTAL MARKET OB/XF VALUE		4,880
TOTAL LAND VALUE - MARKET		24,000
TOTAL MARKET VALUE		276,598
SOH/AGL Deduction		56,357
ASSESSED VALUE		220,241
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		169,519
TOTAL JUST VALUE		276,598
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		279,151

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043211	New Residential C	177,600	11/18/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1489/2742	5/08/2023	LE	U	I	14	100
GRANTOR: TRAPANI MELODY (ENH L						
GRANTEE: MCARTHUR CHRISTINA						
1473/1950	8/10/2022	WD	Q	I	01	300,000
GRANTOR: WJHFL LLC, D/B/A WJH						
GRANTEE: TRAPANI MELODY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=80,20] W14 S8 W13 N8 W12 S60 E14 N7 E5 N13 E20 N40 $
FGR=[YR=2023;ORIG=60,60] E20 S20 W20 N20 $
FOP=[YR=2023;ORIG=53,20] E13 S8 W13 N8 $
FOP=[YR=2023;ORIG=55,73] E5 S7 W5 N7 $
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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	560.00	UT	3.00	3.00	100	2023	2022		100	1,680	
2	0169	FENCE/WOOD	0	100	0	0	1.00	UT	3,200.00	3,200.00	100	2023	2022		100	3,200	

LAND DESCRIPTION

TOTAL OB/XF 4,880

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		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: 0.28 Total Land Value: 24,000 Market: 0 Agricultural: 0 Common: 24,000 PRINTED 11/20/2025 BY SYS