LOT 7 RESERVE AT JEWELL LAKE PHA

WD 1448-2164, WD 1474-2360

**HERNDEL SHERRI LYNN/HERNDEL GERARD**
199 SW BRE LN
LAKE CITY, FL 32024

# 2025

**33-3S-16-02439-207**

## COLUMBIA COUNTY PROPERTY



## BUILDING CHARACTERISTICS

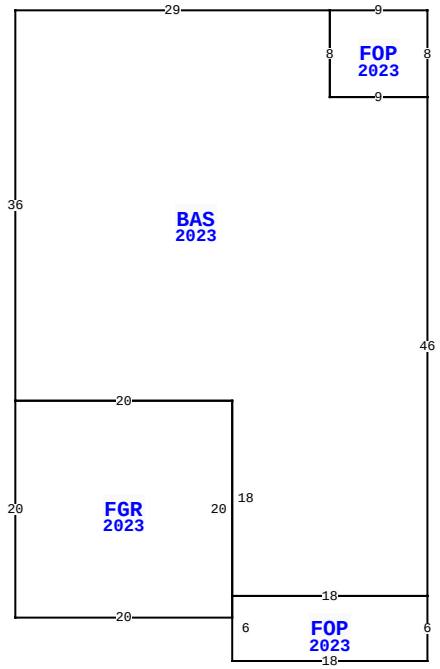
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 32 | HARDIE BRD 100 |
| Exterior Wall | 00 | N/A 0 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 13 | LAM/VNLPLK 100 |
| Interior Floo | 00 | N/A 0 |
| 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 | 1,620 | 100 | 2023 | 1,620 | 186,274 |
| FGR | 400 | 55 | 2023 | 220 | 25,297 |
| FOP | 72 | 30 | 2023 | 22 | 2,529 |
| FOP | 108 | 30 | 2023 | 32 | 3,680 |
| TOTALS | 2,200 | | | 1,894 | 217,779 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,894 | 108.6400 | 117.33 | 222,223 | 2022 | 2022 | 0 | 0 | 0 | 2.00 | 98.00 |

1 SINGLE FAM – 100% - 2023 Heated Area: 1620 HX Base Yr 2023




199 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 | | 217,779 |
| TOTAL MARKET OB/XF VALUE | | 3,600 |
| TOTAL LAND VALUE - MARKET | | 24,000 |
| TOTAL MARKET VALUE | | 245,379 |
| SOH/AGL Deduction | | 6,776 |
| ASSESSED VALUE | | 238,603 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 187,881 |
| TOTAL JUST VALUE | | 245,379 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 241,489 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 000043226 | New Residential C | 160,700 | 11/19/2021 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1474/2360 | 8/29/2022 | WD | Q | I | 01 | 284,000 |
| GRANTOR: WJHFL LLC, D/B/A WJH | | | | | | |
| GRANTEE: HERNDEL SHERRI LYNN | | | | | | |
| 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

## BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=80,19] W9 N8 W29 S36 E20 S18 E18 N46 $
FOP=[YR=2023;ORIG=62,65] E18 S6 W18 N6 $
FOP=[YR=2023;ORIG=71,11] E9 S8 W9 N8 $
FGR=[YR=2023;ORIG=42,47] E20 S20 W20 N20 $
.

## 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 | 1.00 | UT | 400.00 | 400.00 | 100 | 2023 | 2022 | | 100 | 400 | |
| 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 3,600

| 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 | 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: 0.26 Total Land Value: 24,000 Market: 0 Agricultural: 0 Common: 24,000 PRINTED 05/12/2025 BY SYS