LOT 8 RESERVE AT JEWELL LAKE PHA

WD 1448-2164, WD 1477-1445, QC 1

YUAN LI
205 SW BRE LN
LAKE CITY, FL 32024

2026

33-3S-16-02439-208

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

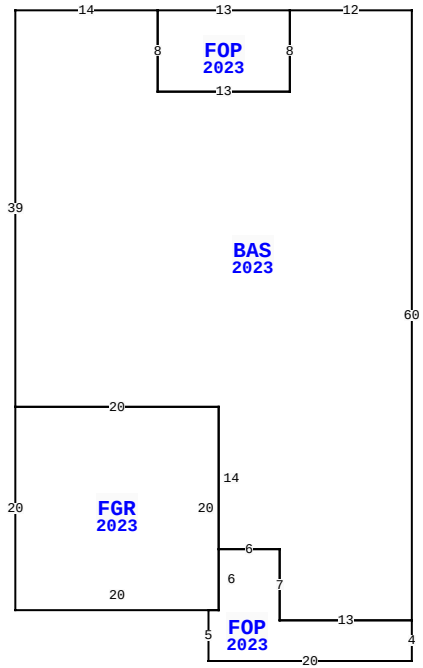
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	33316.04	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,774	100	2023	1,774	209,384
FGR	400	55	2023	220	25,967
FOP	104	30	2023	31	3,659
FOP	123	30	2023	37	4,367
TOTALS	2,401			2,062	243,377

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	108.6400	121.68	250,904	2022	2022	0	0	0	3.00	97.00

1 SINGLE FAM 0% - 2024 Heated Area: 1774 HX Base Yr



205 SW Bre LN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/24/2023 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	243,377
TOTAL MARKET OB/XF VALUE	1,200
TOTAL LAND VALUE - MARKET	24,000
TOTAL MARKET VALUE	268,577
SOH/AGL Deduction	0
ASSESSED VALUE	268,577
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	268,577
TOTAL JUST VALUE	268,577
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	271,086

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043227	New Residential C	177,600	11/19/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1502/2789	11/15/2023	WD	Q	I	01	329,000
GRANTOR: LEV JOANN						
GRANTEE: YUAN LI						
1496/139	7/31/2023	QC	U	I	11	100
GRANTOR: LEV PETER L						
GRANTEE: LEV PETER L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=69,20] W12 S8 W13 N8 W14 S39 E20 S14 E6 S7 E13 N60 $
FGR=[YR=2023;ORIG=30,59] E20 S20 W20 N20 $
FOP=[YR=2023;ORIG=69,80] W13 N7 W6 S6 W1 S5 E20 N4 $
FOP=[YR=2023;ORIG=44,20] E13 S8 W13 N8 $
.

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	

LAND DESCRIPTION

TOTAL OB/XF 1,200

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 11/22/2023 BY TP Total Acres: 0.28 Total Land Value: 24,000 Market: 0 Agricultural: 0 Common: 24,000 PRINTED 11/20/2025 BY SYS