LOT 14 RESERVE AT JEWELL LAKE PH
WD 1448-2164, WD 1501-81, LE 152

DURSO BETH ANN
138 SW BRE LN
LAKE CITY, FL 32024

2025

33-3S-16-02439-214

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

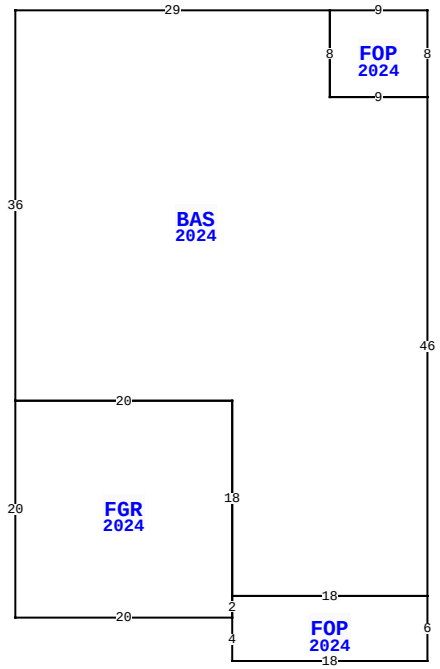
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		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	2024	1,620	200,379
FGR	400	55	2024	220	27,212
FOP	72	30	2024	22	2,722
FOP	108	30	2024	32	3,958
TOTALS	2,200			1,894	234,270

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	111.5500	124.94	236,636	2023	2023	0	0	0	1.00	99.00

1 SINGLE FAM – 100% - 2024 Heated Area: 1620 HX Base Yr 2024



138 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		234,270
TOTAL MARKET OB/XF VALUE		1,440
TOTAL LAND VALUE - MARKET		24,000
TOTAL MARKET VALUE		259,710
SOH/AGL Deduction		5,255
ASSESSED VALUE		254,455
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		198,733
TOTAL JUST VALUE		259,710
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		247,284

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044069	New Residential C	160,700	03/31/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1525/1408	10/07/2024	LE	U	I	14	100
GRANTOR: DURSO BETH ANN (ENH L						
GRANTEE: DURSO MARIO ARMONDO						
1501/81	9/26/2023	WD	Q	I	01	290,000
GRANTOR: WJHFL LLC, D/B/A WJH						
GRANTEE: DURSO BETH ANN						

EXTRA FEATURES

L N	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	480.00	UT	3.00	3.00	100	2024	2023		100	1,440	

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=60,10] S36 E20 S18 E18 N46 W9 N8 W29 $
FGR=[YR=2024;ORIG=60,46] S20 E20 N2 N18 W20 $
FOP=[YR=2024;ORIG=80,64] S2 S4 E18 N6 W18 $
FOP=[YR=2024;ORIG=89,10] S8 E9 N8 W9 $
.

LAND DESCRIPTION

TOTAL OB/XF 1,440

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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 09/10/2023 BY HC Total Acres: 0.28 Total Land Value: 24,000 Market: 0 Agricultural: 0 Common: 24,000 PRINTED 08/01/2025 BY SYS