LOT 16 RESERVE AT JEWELL LAKE PH
WD 1450-984, WD 1464-552, FJ 153

HARWOOD KELLY K
112 SW BRE LN
LAKE CITY, FL 32024

2025

33-3S-16-02439-216

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

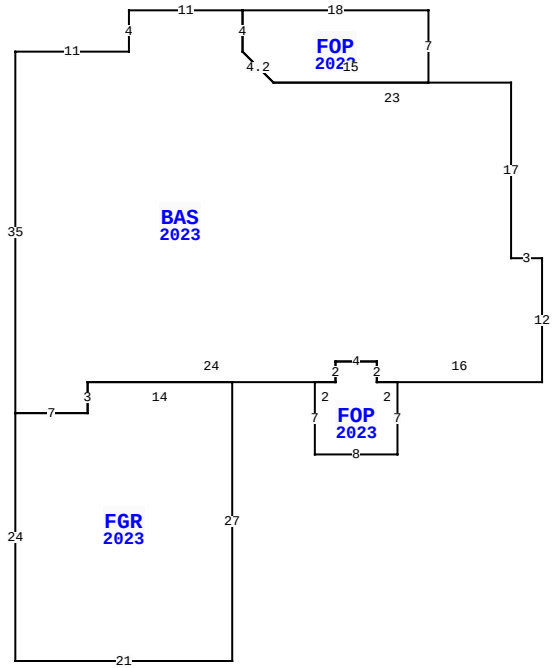
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		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	1,556	100	2023	1,556	194,438
FGR	546	55	2023	300	37,488
FOP	64	30	2023	19	2,375
FOP	122	30	2023	37	4,624
TOTALS	2,288			1,912	238,923

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,912	113.8500	127.51	243,799	2022	2022	0	0	0	2.00	98.00

1 SINGLE FAM – 100% - 2023 Heated Area: 1556 HX Base Yr 2023



112 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		238,923
TOTAL MARKET OB/XF VALUE		1,560
TOTAL LAND VALUE - MARKET		24,000
TOTAL MARKET VALUE		264,483
SOH/AGL Deduction		15,899
ASSESSED VALUE		248,584
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		197,862
TOTAL JUST VALUE		264,483
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		251,834

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1464/552	4/12/2022	WD	Q	I	01	277,000
GRANTOR: SORENSEN & SMITH LLC						
GRANTEE: HARWOOD KELLY K						
1450/984	10/19/2021	WD	U	V	11	100
GRANTOR: GSMS DEVELOPERS INC						
GRANTEE: SORENSEN & SMITH LL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=0,-14] W23 U3L3 N4 W11 S4 W11 S35 E7 N3 E24 N2 E4 S2 E16 N12 W3 N17 $
FOP=[YR=2023;ORIG=-8,-21] W18 S4 D3R3 E15 N7 $
FOP=[YR=2023;ORIG=-19,15] S7 E8 N7 W2 N2 W4 S2 W2 $
FGR=[YR=2023;ORIG=-48,18] S24 E21 N27 W14 S3 W7 $
.

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	520.00	UT	3.00	3.00	100	2023	2022		100	1,560	

LAND DESCRIPTION

TOTAL OB/XF 1,560

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: 0.27 Total Land Value: 24,000 Market: 0 Agricultural: 0 Common: 24,000 PRINTED 08/05/2025 BY SYS