LOT 19 RESERVE AT JEWELL LAKE PH

WD 1448-2164, WD 1488-930

BRIDGEMOHAN KAMPTA/MOHABIR NANDRANI
103 SW BRE LN
LAKE CITY, FL 32024

2025

33-3S-16-02439-219

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

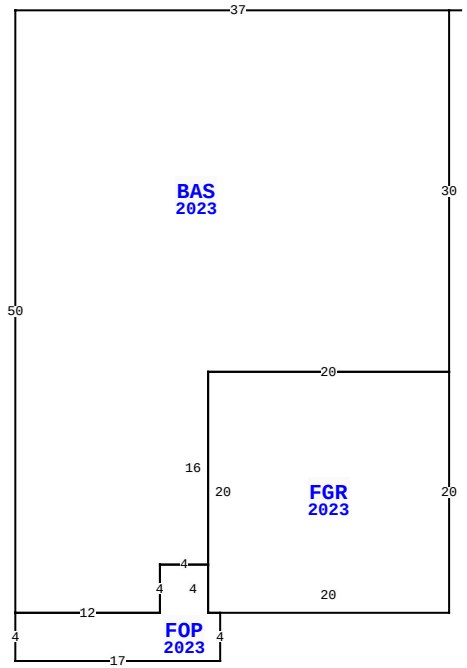
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	1,394	100	2023	1,394	174,959
FGR	400	55	2023	220	27,612
FOP	84	30	2023	25	3,138
TOTALS	1,878			1,639	205,709

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,639	114.3450	128.07	209,907	2022	2022	0	0	0	2.00	98.00

1 SINGLE FAM 100% - 2024 Heated Area: 1394 HX Base Yr 2024



103 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		205,709
TOTAL MARKET OB/XF VALUE		1,200
TOTAL LAND VALUE - MARKET		24,000
TOTAL MARKET VALUE		230,909
SOH/AGL Deduction		4,519
ASSESSED VALUE		226,390
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		175,668
TOTAL JUST VALUE		230,909
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		220,010

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043298	Electrical Servic	0	12/06/2021
000043219	New Residential C	139,800	11/19/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1488/930	1/24/2023	WD	Q	I	01	220,000
GRANTOR: WJHFL LLC, D/B/A WJH						
GRANTEE: BRIDGEMOHAN KAMPTA						
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=10,-20] W37 S50 E12 N4 E4 N16 E20 N30 $
FGR=[YR=2023;ORIG=9,10] W20 S20 E20 N20 $
FOP=[YR=2023;ORIG=-11,26] W4 S4 W12 S4 E17 N4 W1 N4 $
.

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