LOT 28 RESERVE AT JEWELL LAKE PH
WD 1448-2164, WD 1494-420, WD 15

JEWEL LAKE LAND TRUST DATED MAY 15, 2024
437 SW ROSEMARY DR
LAKE CITY, FL 32024

2026

33-3S-16-02439-228

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

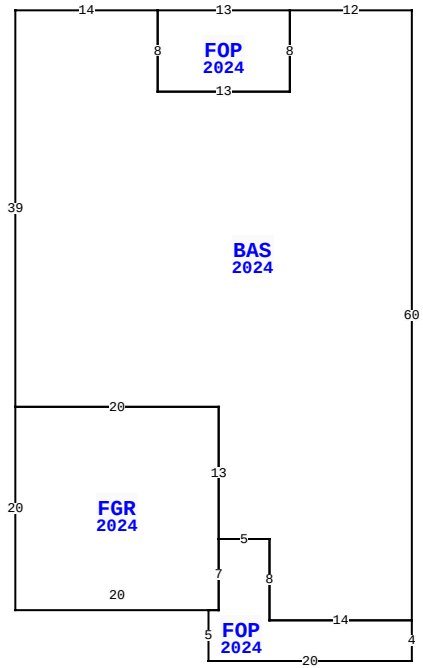
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		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	1,776	100	2024	1,776	217,455
FGR	400	55	2024	220	26,937
FOP	104	30	2024	31	3,796
FOP	121	30	2024	36	4,408
TOTALS	2,401			2,063	252,596

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,063	111.5500	124.94	257,751	2023	2023	0	0	0	2.00	98.00

1 SINGLE FAM 0% - 2025 Heated Area: 1776 HX Base Yr



404 SW JEWEL LAKE DR, 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	252,596
TOTAL MARKET OB/XF VALUE	1,440
TOTAL LAND VALUE - MARKET	24,000
TOTAL MARKET VALUE	278,036
SOH/AGL Deduction	0
ASSESSED VALUE	278,036
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	278,036
TOTAL JUST VALUE	278,036
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	280,613

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044066	New Residential C	177,600	03/31/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1515/59	5/15/2024	WD	U	I	11	100
GRANTOR: MUSTAFA ROLANDO DOMIN						
GRANTEE: JEWEL LAKE LAND TRU						
1494/420	6/30/2023	WD	Q	I	01	295,000
GRANTOR: WJHFL LLC, D/B/A WJH						
GRANTEE: MUSTAFA ROLANDO DOM						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=60,11] S39 E20 S13 E5 S8 E14 N60 W12 S8 W13 N8 W14 $
FOP=[YR=2024;ORIG=74,11] S8 E13 N8 W13 $
FGR=[YR=2024;ORIG=60,50] S20 E20 N7 N13 W20 $
FOP=[YR=2024;ORIG=79,70] S5 E20 N4 W14 N8 W5 S7 W1 $
.

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	480.00	UT	3.00	3.00	100	2024	2023		100	1,440	

LAND DESCRIPTION

TOTAL OB/XF 1,440

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 11/14/2023 BY jerry Total Acres: 0.29 Total Land Value: 24,000 Market: 0 Agricultural: 0 Common: 24,000 PRINTED 11/07/2025 BY SYS