LOT 32 RESERVE AT JEWELL LAKE PH
WD 1448-2164, WD 1497-911, WD 15

REED JAMES LAVON JR/REED RASHUNDA
456 SW JEWEL LAKE DR
LAKE CITY, FL 32024

2025

33-3S-16-02439-232

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

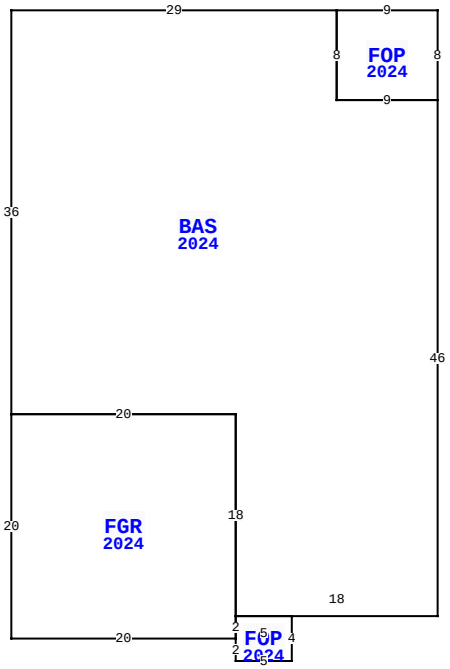
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	33316.04	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,620	100	2024	1,620	193,209
FGR	400	55	2024	220	26,238
FOP	20	30	2024	6	716
FOP	72	30	2024	22	2,624
TOTALS	2,112			1,868	222,788

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,868	111.5500	120.47	225,038	2023	2023	0	0	0	1.00	99.00

1 SINGLE FAM – 0% - 2024 Heated Area: 1620 HX Base Yr



456 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	222,788
TOTAL MARKET OB/XF VALUE	1,290
TOTAL LAND VALUE - MARKET	27,600
TOTAL MARKET VALUE	251,678
SOH/AGL Deduction	0
ASSESSED VALUE	251,678
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	251,678
TOTAL JUST VALUE	251,678
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	247,689

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044062	New Residential C	160,700	03/31/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1522/1442	8/30/2024	QC	U	I	11	100
GRANTOR: REED JAMES						
GRANTEE: REED JAMES						
1500/394	9/26/2023	WD	Q	I	01	290,000
GRANTOR: WJHFL LLC, D/B/A WJH						
GRANTEE: REED JAMES LAVON JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=70,10] S36 E20 S18 E18 N46 W9 N8 W29 $
FGR=[YR=2024;ORIG=70,46] S20 E20 N2 N18 W20 $
FOP=[YR=2024;ORIG=90,64] S2 S2 E5 N4 W5 $
FOP=[YR=2024;ORIG=99,10] S8 E9 N8 W9 $
.

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	430.00	UT	3.00	3.00	100	2024	2023		100	1,290	

LAND DESCRIPTION

TOTAL OB/XF 1,290

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	1.15	24,000.00	27,600.00	27,600							

REVIEW DATE 09/10/2023 BY HC Total Acres: 0.47 Total Land Value: 27,600 Market: 0 Agricultural: 0 Common: 27,600 PRINTED 05/01/2025 BY SYS