LOT 33 RESERVE AT JEWELL LAKE PH
WD 1448-2164, WD 1489-1258,

GUERRA AUDRY R
455 SW JEWEL LAKE DR
LAKE CITY, FL 32024

2026

33-3S-16-02439-233

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

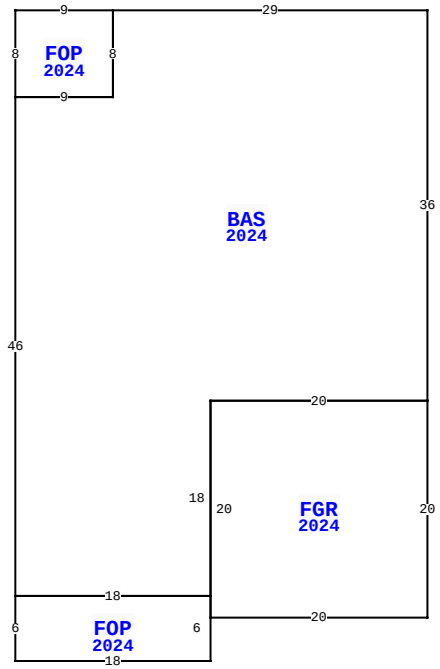
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		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	198,355
FGR	400	55	2024	220	26,937
FOP	72	30	2024	22	2,694
FOP	108	30	2024	32	3,918
TOTALS	2,200			1,894	231,903

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	2.00	98.00

1 SINGLE FAM 100% - 2025 Heated Area: 1620 HX Base Yr 2025



455 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		231,903
TOTAL MARKET OB/XF VALUE		1,590
TOTAL LAND VALUE - MARKET		30,000
TOTAL MARKET VALUE		263,493
SOH/AGL Deduction		0
ASSESSED VALUE		263,493
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		212,771
TOTAL JUST VALUE		263,493
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		265,860

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044061	New Residential C	160,700	03/31/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1489/1258	4/28/2023	WD	Q	I	01	286,000
GRANTOR: WJHFL LLC, D/B/A WJH						
GRANTEE: GUERRA AUDRY R						
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

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	530.00	UT	3.00	3.00	100	2024	2023		100	1,590	

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=90,20] W29 S8 W9 S46 E18 N18 E20 N36 $
FGR=[YR=2024;ORIG=70,56] E20 S20 W20 N20 $
FOP=[YR=2024;ORIG=52,74] E18 S6 W18 N6 $
FOP=[YR=2024;ORIG=52,20] E9 S8 W9 N8 $
.

LAND DESCRIPTION

TOTAL OB/XF 1,590

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	1.25	24,000.00	30,000.00	30,000							

REVIEW DATE 01/03/2024 BY jerry Total Acres: 0.77 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 11/07/2025 BY SYS