LOT 35 RESERVE AT JEWELL LAKE PH
WD 1448-2164, WD 1487-1441,

WHITE KAREN ELISSE
435 SW JEWEL LAKE DR
LAKE CITY, FL 32024

2026

33-3S-16-02439-235

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

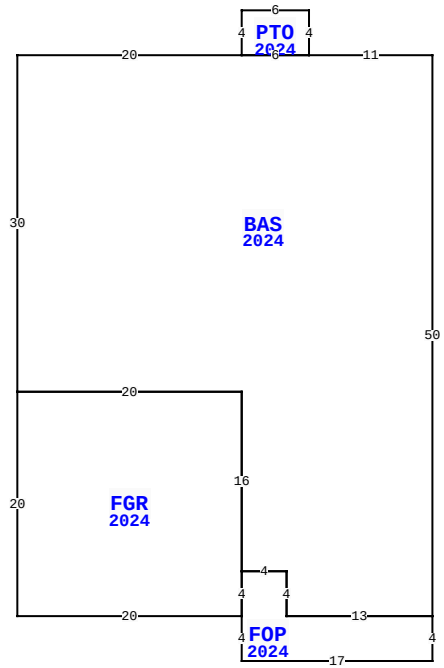
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		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	1,434	100	2024	1,434	180,471
FGR	400	55	2024	220	27,687
FOP	84	30	2024	25	3,147
PTO	24	5	2024	1	125
TOTALS	1,942			1,680	211,431

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,680	114.6600	128.42	215,746	2023	2023	0	0	0	2.00	98.00

1 SINGLE FAM 0% - 2024 Heated Area: 1434 HX Base Yr



435 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	211,431
TOTAL MARKET OB/XF VALUE	1,500
TOTAL LAND VALUE - MARKET	28,800
TOTAL MARKET VALUE	241,731
SOH/AGL Deduction	0
ASSESSED VALUE	241,731
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	241,731
TOTAL JUST VALUE	241,731
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	243,889

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044059	New Residential C	139,800	03/31/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1487/1441	3/29/2023	WD	Q	I	01	260,000
GRANTOR: WJHFL LLC, D/B/A WJH						
GRANTEE: WHITE KAREN ELISSE						
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=2024;ORIG=60,11] S30 E20 S16 E4 S4 E13 N50 W11 W6 W20 $
FGR=[YR=2024;ORIG=60,41] S20 E20 N4 N16 W20 $
FOP=[YR=2024;ORIG=80,57] S4 S4 E17 N4 W13 N4 W4 $
PTO=[YR=2024;ORIG=80,7] S4 E6 N4 W6 $
.

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	500.00	UT	3.00	3.00	100	2024	2023		100	1,500	

LAND DESCRIPTION

TOTAL OB/XF 1,500

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	1.20	24,000.00	28,800.00	28,800							

REVIEW DATE 09/10/2023 BY HC Total Acres: 0.59 Total Land Value: 28,800 Market: 0 Agricultural: 0 Common: 28,800 PRINTED 11/07/2025 BY SYS