LOT 17 RESERVE AT JEWEL LAKE PHA
WD 1408-1607, WD 1410-937, WD 14

HECHAVARRIA BERNARDO/MARTINEZ ROSANA SEGURA
126 SW WHITE ASH GLN
LAKE CITY, FL 32024

2027

04-4S-16-02439-117

BUILDING CHARACTERISTICS

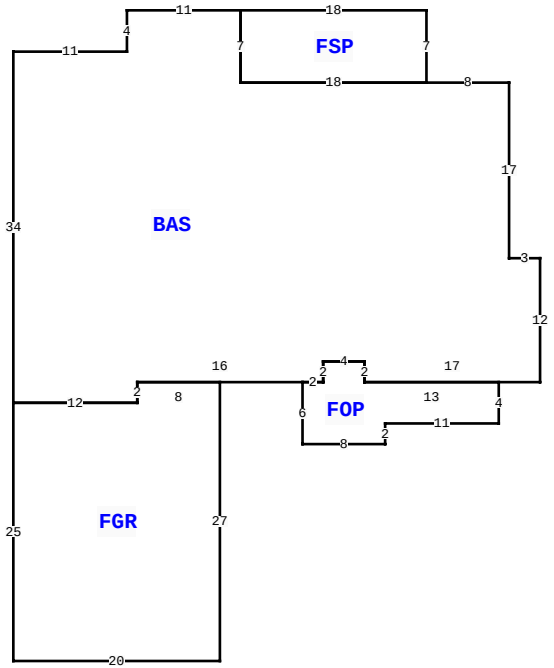
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	06	06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	33316.030	1.10/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,554	100		1,554	216,515
FGR	516	55		284	39,568
FOP	100	30		30	4,180
FSP	126	40		50	6,966
TOTALS	2,296			1,918	267,229

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,918	121.2057	146.66	281,294	2020	2020	0	0	0	5.00	95.00

1 SINGLE FAM 100% - 2024 Heated Area: 1554 HX Base Yr 2024



126 SW WHITE ASH GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/24/2023 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		267,229
TOTAL MARKET OB/XF VALUE		7,610
TOTAL LAND VALUE - MARKET		26,400
TOTAL MARKET VALUE		301,239
SOH/AGL Deduction		32,001
ASSESSED VALUE		269,238
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		217,827
TOTAL JUST VALUE		301,239
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		306,104

PERMIT NUM	DESCRIPTION	AMT	ISSUED
38910	SFR	0	11/19/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1499/2606	9/28/2023	WD	Q	I	01	330,000
GRANTOR: KING HUNTER AUGUSTUS						
GRANTEE: HECHAVARRIA BERNARD						
1414/1817	7/02/2020	WD	Q	I	01	232,000
GRANTOR: SORENSEN & SMITH LLC						
GRANTEE: HUNTER AUGUSTUS KIN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W8 FSP= N7 W18 S7 E18$ W18 N7 W11 S4 W11 S34 FGR= S25 E20 N27 W8 S2 W12$ E12 N2 E16 FOP= S6 E8 N2 E11 N4 W13 N2 W4 S2 W2$ E2 N2 E4 S2 E17 N12 W3 N17$.

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	1.00	UT	0.00	0.00	100	2020	2020	3	100	2,000	
2	0104	GENERATOR	0	100	0	0	1.00	UT	6,600.00	6,600.00	100	2024	2023		85	5,610	

LAND DESCRIPTION

TOTAL OB/XF 7,610

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		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.10	24,000.00	26,400.00	26,400							

REVIEW DATE 10/20/2023 BY TP Total Acres: 0.28 Total Land Value: 26,400 Market: 0 Agricultural: 0 Common: 26,400 PRINTED 11/16/2026 BY SYS