LOT 18 RESERVE AT JEWEL LAKE PHA
WD 1395-1610, WD 1399-504,

BRANT CAROL J/BRANT STEPHEN
168 SW OLD CYPRESS WAY
LAKE CITY, FL 32024

2027

04-4S-16-02439-118

BUILDING CHARACTERISTICS

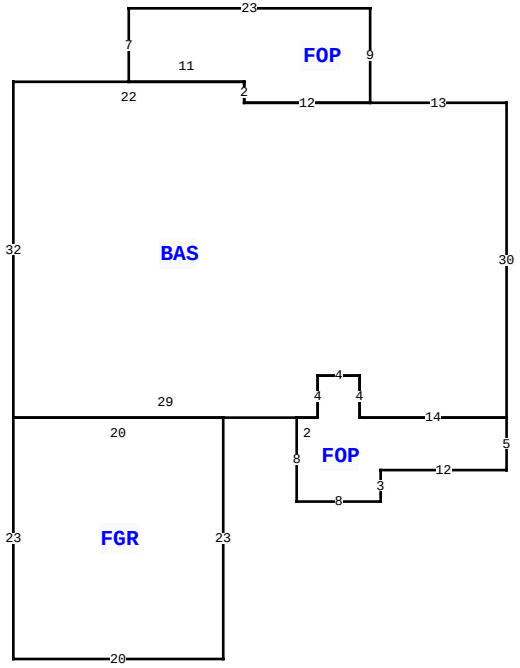
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
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	1,438	100		1,438	199,216
FGR	460	55		253	35,050
FOP	140	30		42	5,819
FOP	185	30		56	7,758
TOTALS	2,223			1,789	247,843

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,789	121.8000	147.38	263,663	2019	2019	0	0	0	6.00	94.00

1 SINGLE FAM 100% - 2021 Heated Area: 1438 HX Base Yr 2021



168 SW OLD CYPRESS WAY, 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		247,843
TOTAL MARKET OB/XF VALUE		7,258
TOTAL LAND VALUE - MARKET		26,400
TOTAL MARKET VALUE		281,501
SOH/AGL Deduction		114,838
ASSESSED VALUE		166,663
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		115,252
TOTAL JUST VALUE		281,501
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		286,008

PERMIT NUM	DESCRIPTION	AMT	ISSUED
38242	SFR	784	06/17/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1399/0504	11/15/2019	WD	Q	I	01	212,200
GRANTOR: GSMS DEVELOPERS INC						
GRANTEE: CAROL J & STEPHEN W						
1395/1610	9/20/2019	WD	U	V	11	100
GRANTOR: MY JEWEL HOME OF FLOR						
GRANTEE: GSMS DEVELOPERS INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W13 FOP= N9 W23 S7 E11 S2 E12$ W12 N2 W22 S32 FGR= S23 E20 N23 W20$ E29 FOP= W2 S8 E8 N3 E12 N5 W14 N4 W4 S4$ N4 E4 S4 E14 N30 $.

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	666.00	UT	2.48	2.48	100	2019	2019	3	100	1,648	
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 7,258

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 10/06/2023 BY KS Total Acres: 0.28 Total Land Value: 26,400 Market: 0 Agricultural: 0 Common: 26,400 PRINTED 11/16/2026 BY SYS