LOT 22 RESERVE AT JEWEL LAKE
PHASE 1 (3RD PLAT).

SORENSEN & SMITH LLC
147 SW SUMMERS LN
LAKE CITY, FL 32025

2026

04-4S-16-02439-122

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

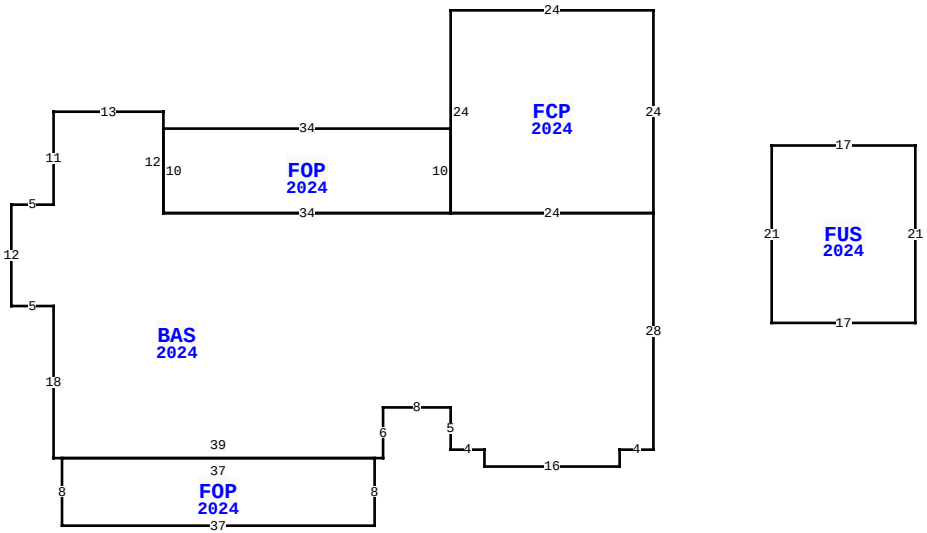
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	01	NONE 100
Stories	1.5	1.5 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
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	2,235	100	2024	2,235	334,853
FCP	576	25	2024	144	21,575
FOP	296	30	2024	89	13,334
FOP	340	30	2024	102	15,282
FUS	357	100	2024	357	53,486
TOTALS	3,804			2,927	438,530

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,927	121.9144	152.88	447,480	2023	2023	0	0	0	2.00	98.00

1 SINGLE FAM 0% - 2024 Heated Area: 2592 HX Base Yr



147 SW GRAND MAGNOLIA GLN, 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	438,530
TOTAL MARKET OB/XF VALUE	1,650
TOTAL LAND VALUE - MARKET	26,400
TOTAL MARKET VALUE	466,580
SOH/AGL Deduction	0
ASSESSED VALUE	466,580
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	466,580
TOTAL JUST VALUE	466,580
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	463,289

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043770	New Residential C	385,624	02/23/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1408/1607	3/18/2020	WD	U	V	30	100

GRANTOR: GARY P SORENSEN

GRANTEE: SORENSEN & SMITH LL

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	3.30	3.30	100	2024	2023		100	1,650	

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=90,19] W13 S11 W5 S12 E5 S18 E39 N6 E8 S5 E4 S2 E16 N2 E4 N28 W24 W34 N12 $
FCP=[YR=2024;ORIG=124,7] E24 S24 W24 N24 $
FUS=[YR=2024;ORIG=162,23] E17 S21 W17 N21 $
FOP=[YR=2024;ORIG=90,21] E34 S10 W34 N10 $
FOP=[YR=2024;ORIG=78,60] E37 S8 W37 N8 $
.

LAND DESCRIPTION

TOTAL OB/XF 1,650

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		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 04/24/2023 BY MLU Total Acres: 0.43 Total Land Value: 26,400 Market: 0 Agricultural: 0 Common: 26,400 PRINTED 05/12/2026 BY SYS