LOT 27 RESERVE AT JEWEL LAKE PHA
WD 1391-1400, WD 1404-1534, WD 1

ISBEL STEVEN/ISBEL STEPHANIE
292 SW OLD CYPRESS WAY
LAKE CITY, FL 32024

**2027**

**04-4S-16-02439-127**

## BUILDING CHARACTERISTICS

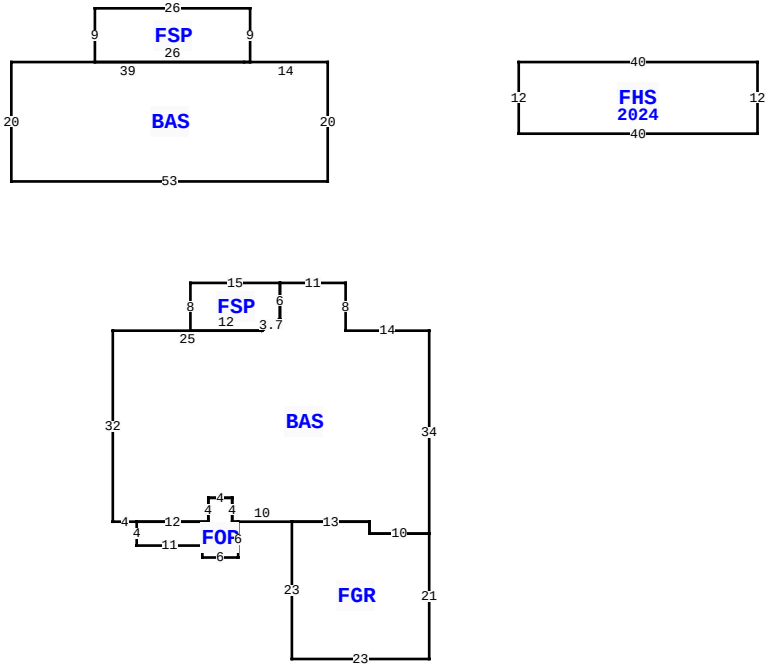
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 32 | HARDIE BRD 100 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 13 | LAM/VNLPLK 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| Bathrooms | | 3 100 |
| 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 | 1,060 | 100 | | 1,060 | 138,996 |
| BAS | 1,791 | 100 | | 1,791 | 234,851 |
| FGR | 509 | 55 | | 280 | 36,716 |
| FHS | 480 | 60 | 2024 | 288 | 37,765 |
| FOP | 96 | 30 | | 29 | 3,803 |
| FSP | 117 | 40 | | 47 | 6,163 |
| FSP | 234 | 40 | | 94 | 12,326 |
| TOTALS | 4,287 | | | 3,589 | 470,620 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 3,589 | 114.0720 | 138.03 | 495,390 | 2020 | 2020 | 0 | 0 | 0 | 5.00 | 95.00 |

1 SINGLE FAM 100% - 2025 Heated Area: 3331 HX Base Yr 2025




292 SW OLD CYPRESS WAY, LAKE CITY

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

## 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 | 480.00 | UT | 2.48 | 2.48 | 100 | 2020 | 2020 | 3 | 100 | 1,188 | |
| 2 | 0104 | GENERATOR | 0 | 100 | 0 | 0 | 1.00 | UT | 6,600.00 | 6,600.00 | 100 | 2024 | 2023 | | 85 | 5,610 | |
| 3 | 0104 | GENERATOR | 0 | 100 | 0 | 0 | 1.00 | UT | 6,600.00 | 6,600.00 | 100 | 2024 | 2023 | | 85 | 5,610 | |

## COLUMBIA COUNTY PROPERTY

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### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 2 | Tax Dist: |
| BUILDING MARKET VALUE | 470,620 |
| TOTAL MARKET OB/XF VALUE | 12,408 |
| TOTAL LAND VALUE - MARKET | 26,400 |
| TOTAL MARKET VALUE | 509,428 |
| SOH/AGL Deduction | 45,271 |
| ASSESSED VALUE | 464,157 |
| TOTAL EXEMPTION VALUE | HX HB VX DX 61,411 |
| BASE TAXABLE VALUE | 402,746 |
| TOTAL JUST VALUE | 509,428 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 517,986 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 000052486 | Remodel | 2,000 | 03/03/2025 |
| 37694 | SFR | 1,326 | 01/30/2019 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1505/2329 | 1/04/2024 | WD | Q | I | 01 | 580,000 |
| GRANTOR: GSGC LEASING LLC | | | | | | |
| GRANTEE: ISBEL STEVEN | | | | | | |
| 1404/1534 | 1/30/2020 | WD | U | V | 30 | 564,700 |
| GRANTOR: GSMS DEVELOPERS INC | | | | | | |
| GRANTEE: GSGC LEASING LLC | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[ORIG=0,0] W14 N8 W11 S6 D2L3 W25 S32 E4 E12 N4 E4 S4 E10 E13 S2 E10 N34 $
BAS=[ORIG=-17,-25] N20 W14 W39 S20 E53 $
FGR=[ORIG=-23,32] S23 E23 N21 W10 N2 W13 $
FSP=[ORIG=-30,-45] N9 W26 S9 E26 $
FSP=[ORIG=-25,-8] W15 S8 E12 U2R3 N6 $
FOP=[ORIG=-49,32] S4 E11 S2 E6 N6 W1 N4 W4 S4 W12 $
FHS=[YR=2024;ORIG=15,-33] N12 E40 S12 W40 $
.

## LAND DESCRIPTION

TOTAL OB/XF 12,408

| 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 03/20/2026 BY robin Total Acres: 0.29 Total Land Value: 26,400 Market: 0 Agricultural: 0 Common: 26,400 PRINTED 11/17/2026 BY SYS