LOT 34 RESERVE AT JEWEL LAKE PHA
WD 1395-1610, 1622,

ARMSTRONG JAMES B/ARMSTRONG ELIZABETH DIANA
251 SW OLD CYPRESS WAY
LAKE CITY, FL 32024

2026

04-4S-16-02439-134

COLUMBIA COUNTY PROPERTY

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

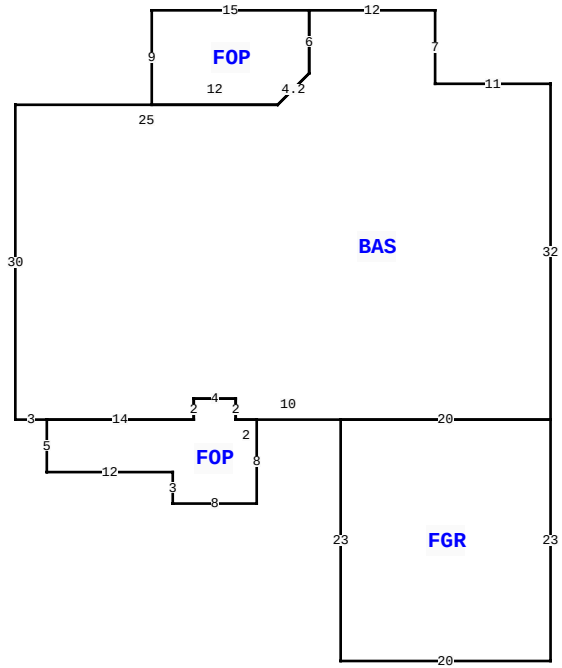
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 33316.030 1.10/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,657	100		1,657	227,407
FGR	460	55		253	34,722
FOP	131	30		39	5,352
FOP	132	30		40	5,490
TOTALS	2,380			1,989	272,970

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,989	118.5030	146.00	290,394	2019	2019	0	0	0	6.00	94.00

1 SINGLE FAM 100% - 2020 Heated Area: 1657 HX Base Yr 2020



251 SW OLD CYPRESS WAY, 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		272,970
TOTAL MARKET OB/XF VALUE		8,450
TOTAL LAND VALUE - MARKET		26,400
TOTAL MARKET VALUE		307,820
SOH/AGL Deduction		73,564
ASSESSED VALUE		234,256
TOTAL EXEMPTION VALUE	HX HB SX	101,411
BASE TAXABLE VALUE		132,845
TOTAL JUST VALUE		307,820
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		311,054

PERMIT NUM	DESCRIPTION	AMT	ISSUED
38057	SFR	823	05/01/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1395/1622	9/27/2019	WD	Q	I	01	226,900
GRANTOR: GSMS DEVELOPERS INC						
GRANTEE: JAMES B & ELIZABETH						
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= W11 N7 W12 FOP= W15 S9 E12 R3 U3 N6$ S6 L3 D3 W25 S30 E3 FOP= S5 E12 S3 E8 N8 W2 N2 W4 S2 W14$ E14 N2 E4 S2 E10 FGR= S23 E20 N23 W20$ E20 N32$.

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	792.00	UT	2.48	2.48	100	2019	2019	3	100	1,960	
2	0296	SHED METAL	0	100	8	10	80.00	UT	11.00	11.00	100	2019	2019	3	100	880	
3	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 8,450

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: 0.33 Total Land Value: 26,400 Market: 0 Agricultural: 0 Common: 26,400 PRINTED 06/08/2026 BY SYS