LOT 37 RESERVE AT JEWEL LAKE PHA
WD 1408-406,1607, WD 1411-1267,

DANSBY GARY DALE/DANSBY KATHY R
145 SW OLD PECAN CT
LAKE CITY, FL 32024

**2027**

**04-4S-16-02439-137**

## BUILDING CHARACTERISTICS

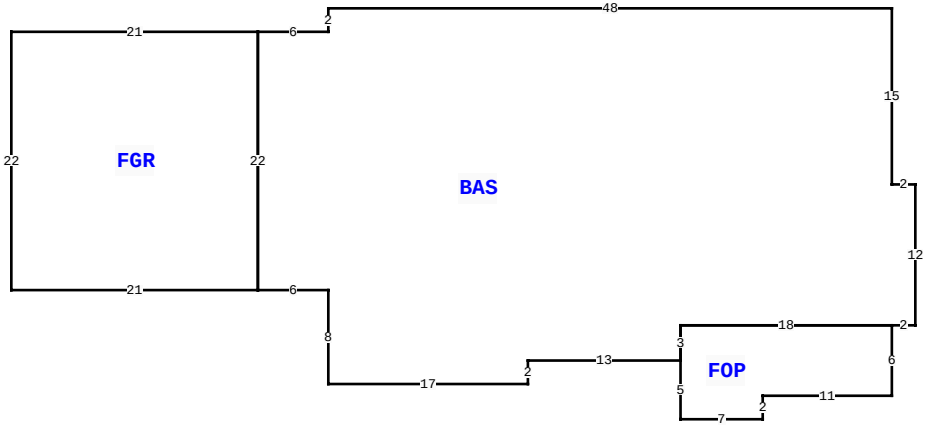
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 32 | HARDIE BRD 100 |
| Exterior Wall | 00 | N/A 0 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 13 | LAM/VNLPLK 100 |
| Interior Floo | 00 | N/A 0 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 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 | 1,576 | 100 | | 1,576 | 212,183 |
| FGR | 462 | 55 | | 254 | 34,197 |
| FOP | 122 | 30 | | 37 | 4,982 |
| TOTALS | 2,160 | | | 1,867 | 251,361 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,867 | 117.1275 | 141.72 | 264,591 | 2020 | 2020 | 0 | 0 | 0 | 5.00 | 95.00 |

2 SINGLE FAM 100% - 2026 Heated Area: 1576 HX Base Yr 2026




145 SW OLD PECAN CT, LAKE CITY

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

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 2 | Tax Dist: |
| BUILDING MARKET VALUE | 251,361 |
| TOTAL MARKET OB/XF VALUE | 7,536 |
| TOTAL LAND VALUE - MARKET | 26,400 |
| TOTAL MARKET VALUE | 285,297 |
| SOH/AGL Deduction | 102,325 |
| ASSESSED VALUE | 182,972 |
| TOTAL EXEMPTION VALUE | HX HB 51,411 |
| BASE TAXABLE VALUE | 131,561 |
| TOTAL JUST VALUE | 285,297 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 289,874 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 38014 | SFR | 803 | 04/23/2019 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1554/2225 | 11/21/2025 | WD | Q | I | 01 | 345,000 |
| GRANTOR: SORENSEN & SMITH LLC | | | | | | |
| GRANTEE: DANSBY GARY DALE | | | | | | |
| 1411/1267 | 5/11/2020 | WD | U | V | 30 | 100 |
| GRANTOR: GSMS DEVELOPERS LLC | | | | | | |
| GRANTEE: SORENSEN & SMITH LL | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[ORIG=97,20] W48 S2 W6 S22 E6 S8 E17 N2 E13 N3 E18 E2 N12 W2 N15 $
FGR=[ORIG=22,22] E21 S22 W21 N22 $
FOP=[ORIG=97,47] W18 S3 S5 E7 N2 E11 N6 $
.

## 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 | 778.00 | UT | 2.48 | 2.48 | 100 | 2021 | 2020 | | 100 | 1,926 | |
| 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 7,536

| 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 01/22/2026 BY TP Total Acres: 0.26 Total Land Value: 26,400 Market: 0 Agricultural: 0 Common: 26,400 PRINTED 11/17/2026 BY SYS