LOT 39 RESERVE AT JEWEL LAKE PHA
WD 1381-146, WD 1386-2530, WD 14

BOLKOSKY APRIL S
150 SW OLD PECAN CT
LAKE CITY, FL 32024

**2027**

**04-4S-16-02439-139**

## BUILDING CHARACTERISTICS

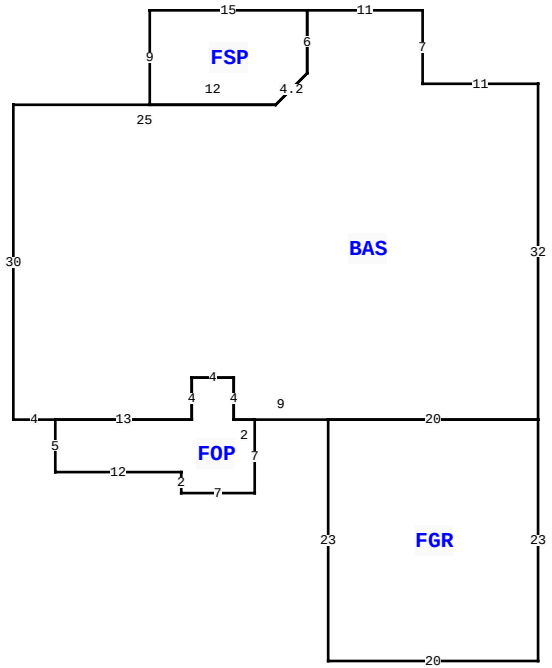
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 32 | HARDIE BRD 100 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 13 | LAM/VNLPLK 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| Bathrooms | | 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 | 1,610 | 100 | | 1,610 | 218,914 |
| FGR | 460 | 55 | | 253 | 34,400 |
| FOP | 125 | 30 | | 38 | 5,167 |
| FSP | 131 | 40 | | 52 | 7,071 |
| TOTALS | 2,326 | | | 1,953 | 265,551 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,953 | 119.5425 | 144.65 | 282,501 | 2019 | 2019 | 0 | 0 | 0 | 6.00 | 94.00 |

1 SINGLE FAM 100% - 2023 Heated Area: 1610 HX Base Yr 2023




150 SW OLD PECAN CT, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 04/24/2023 MLU |
| 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 | 640.00 | UT | 2.20 | 2.20 | 100 | 2019 | 2019 | 3 | 100 | 1,408 | |
| 2 | 0166 | CONC,PAVMT | 0 | 100 | 0 | 0 | 100.00 | UT | 2.20 | 2.20 | 100 | 2019 | 2019 | 3 | 100 | 220 | |

## COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 2 | Tax Dist: | |
| BUILDING MARKET VALUE | | 265,551 |
| TOTAL MARKET OB/XF VALUE | | 1,628 |
| TOTAL LAND VALUE - MARKET | | 26,400 |
| TOTAL MARKET VALUE | | 293,579 |
| SOH/AGL Deduction | | 0 |
| ASSESSED VALUE | | 293,579 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 242,168 |
| TOTAL JUST VALUE | | 293,579 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 298,408 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 37643 | SFR | 823 | 01/17/2019 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1471/2279 | 7/25/2022 | WD | Q | I | 01 | 324,900 |
| GRANTOR: SHI BINHONG | | | | | | |
| GRANTEE: BOLKOSKY APRIL S | | | | | | |
| 1386/2530 | 6/17/2019 | WD | Q | I | 01 | 212,900 |
| GRANTOR: SORENSEN & SMITH LLC | | | | | | |
| GRANTEE: BINHONG SHI | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[ORIG=0,-7] W11 N7 W11 S6 D3L3 W25 S30 E4 E13 N4 E4 S4 E9 E20 N32 $
FGR=[ORIG=-20,25] S23 E20 N23 W20 $
FSP=[ORIG=-22,-14] W15 S9 E12 U3R3 N6 $
FOP=[ORIG=-46,25] S5 E12 S2 E7 N7 W2 N4 W4 S4 W13 $
.

## LAND DESCRIPTION

TOTAL OB/XF 1,628

| 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 JB Total Acres: 0.27 Total Land Value: 26,400 Market: 0 Agricultural: 0 Common: 26,400 PRINTED 11/17/2026 BY SYS