LOT 40 RESERVE AT JEWEL LAKE PHA (3RD PLAT).

MILLER HARVEY ALAN/MILLER LINDA MCGEE
144 SW OLD PECAN CT
LAKE CITY, FL 32024

2026

04-4S-16-02439-140

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 80
Interior Floo	15	HARDTILE 20
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
Quality	06	06

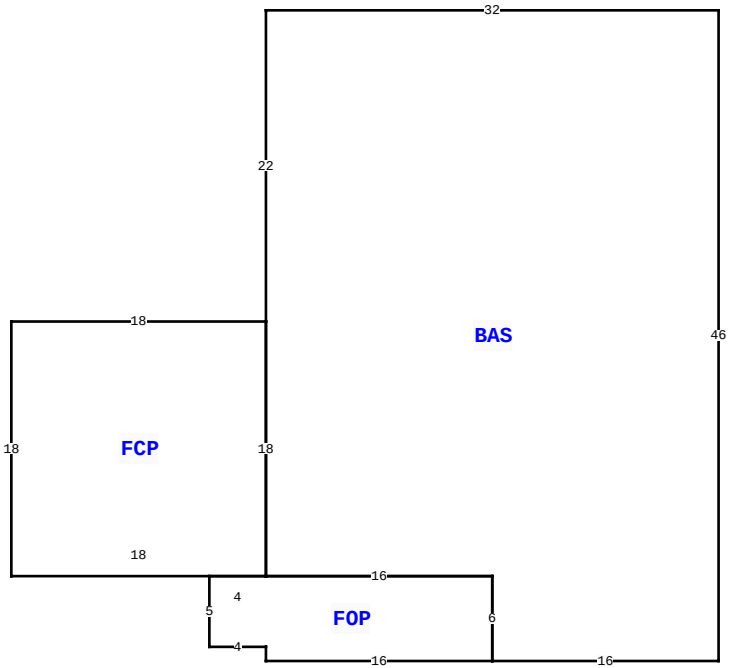
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	33316.030	1.10/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,376	100		1,376	202,410
FCP	324	25		81	11,915
FOP	116	30		35	5,148
TOTALS	1,816			1,492	219,474

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	CV	NORM	% COND
0100	01	1,492	127.0206	156.49	233,483	2020	2020	0	0	1	5.00	94.00

1 SINGLE FAM 100% - 2021 Heated Area: 1376 HX Base Yr 2021



144 SW OLD PECAN CT, 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		219,474
TOTAL MARKET OB/XF VALUE		7,690
TOTAL LAND VALUE - MARKET		26,400
TOTAL MARKET VALUE		253,564
SOH/AGL Deduction		59,265
ASSESSED VALUE		194,299
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		142,888
TOTAL JUST VALUE		253,564
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		256,229

PERMIT NUM	DESCRIPTION	AMT	ISSUED
39286	SFR	0	02/12/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1415/0572	7/13/2020	WD	Q	I	01	209,900
GRANTOR: SORENSEN & SMITH LLC						
GRANTEE: HARVEY ALAN & LINDA						
1408/1608	3/17/2020	WD	U	V	11	100
GRANTOR: GSMS DEVELOPERS INC						
GRANTEE: SORENSEN & SMITH LL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W32 S22 FCP= W18 S18 E18 N18$ S18 FOP= W4 S5 E4 S1 E16 N6 W16$ E16 S6 E16 N46$.

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	1.00	UT	0.00	0.00	100	2020	2020	3	100	1,200	
2	0104	GENERATOR	0	100	0	0	1.00	UT	6,600.00	6,600.00	100	2024	2023		85	5,610	
3	0296	SHED METAL	0	100	0	0	1.00	UT	880.00	880.00	100	2024	2023		100	880	

LAND DESCRIPTION

TOTAL OB/XF 7,690

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: 0.27 Total Land Value: 26,400 Market: 0 Agricultural: 0 Common: 26,400 PRINTED 06/09/2026 BY SYS