LOT 2 RESERVE AT JEWEL LAKE PHAS
AKA LOT 2-A RESERVE AT JEWEL LAK

HIMMENGER F JOAN
151 SW GREAT OAK CT
LAKE CITY, FL 32024

**2027**

**33-3S-16-02439-102**

## BUILDING CHARACTERISTICS

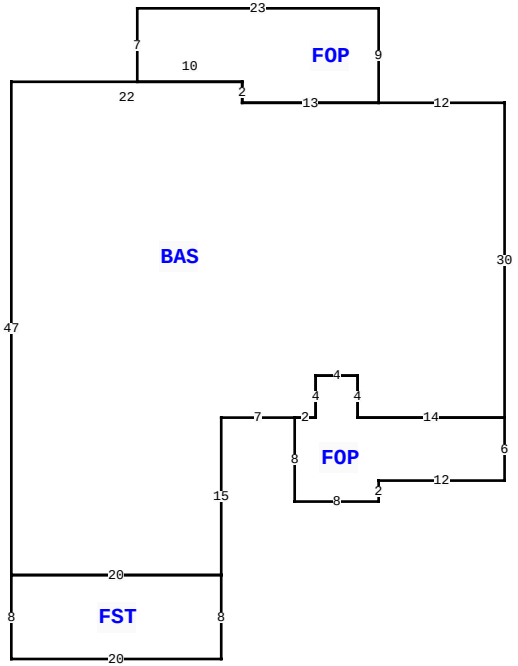
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 32 | HARDIE BRD 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 13 | LAM/VNLPLK 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| 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 | 1,738 | 100 | | 1,738 | 230,142 |
| FOP | 152 | 30 | | 46 | 6,091 |
| FOP | 187 | 30 | | 56 | 7,416 |
| FST | 160 | 55 | | 88 | 11,653 |
| TOTALS | 2,237 | | | 1,928 | 255,301 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | CV | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,928 | 116.4240 | 140.87 | 271,597 | 2020 | 2020 | 0 | 0 | 1 | 5.00 | 94.00 |

1 SINGLE FAM 100% - 2021 Heated Area: 1738 HX Base Yr 2021




151 SW GREAT OAK CT, 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 | 16 | 50 | 800.00 | UT | 2.48 | 2.48 | 100 | 2020 | 2020 | 3 | 100 | 1,980 | |
| 2 | 0169 | FENCE/WOOD | 0 | 100 | 0 | 0 | 1.00 | UT | 3,520.00 | 3,520.00 | 100 | 2023 | 2022 | | 100 | 3,520 | |
| 3 | 9910 | RV SITE/RE | 0 | 100 | 0 | 0 | 1.00 | UT | 2,200.00 | 2,200.00 | 100 | 2023 | 2022 | | 100 | 2,200 | |

## COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 2 | Tax Dist: | |
| BUILDING MARKET VALUE | | 255,301 |
| TOTAL MARKET OB/XF VALUE | | 7,700 |
| TOTAL LAND VALUE - MARKET | | 26,400 |
| TOTAL MARKET VALUE | | 289,401 |
| SOH/AGL Deduction | | 45,277 |
| ASSESSED VALUE | | 244,124 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 192,713 |
| TOTAL JUST VALUE | | 289,401 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 294,041 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 38525 | SFR | 0 | 08/27/2019 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1405/0978 | 2/10/2020 | WD | Q | I | 01 | 212,000 |
| GRANTOR: GSMS DEVELOPERS INC | | | | | | |
| GRANTEE: F JOAN HIMMENGER | | | | | | |
| 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= W12 FOP= N9 W23 S7 E10 S2 E13$ W13 N2 W22 S47 FST= S8 E20 N8 W20$ E20 N15 E7 FOP= S8 E8 N2 E12 N6 W14 N4 W4 S4 W2$ E2 N4 E4 S4 E14 N30$.

## LAND DESCRIPTION

TOTAL OB/XF 7,700

| 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 06/14/2023 BY KS Total Acres: 0.30 Total Land Value: 26,400 Market: 0 Agricultural: 0 Common: 26,400 PRINTED 11/16/2026 BY SYS