

LOT 4 RESERVE AT JEWEL LAKE PHAS  
AKA LOT 4-A RESERVE AT JEWEL LAK  
SE COR OF LOT 5 RESERVE AT JEWEL

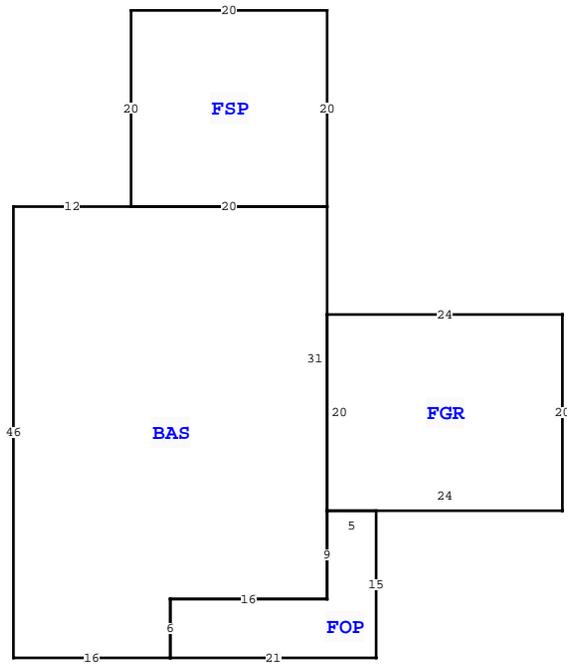
LEBRON SAMUEL/LEBRON CARMEN  
158 SW GREAT OAK CT  
LAKE CITY, FL 32024-3654

2026

33-3S-16-02439-104

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	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
BAS	1,376	100	
FGR	480	55	
FOP	171	30	
FSP	400	40	
TOTALS	2,427		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 2020								
				Heated Area: 1376			HX Base Yr 2020				



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			265,358
TOTAL MARKET OB/XF VALUE			8,958
TOTAL LAND VALUE - MARKET			33,000
TOTAL MARKET VALUE			307,316
SOH/AGL Deduction			190,890
ASSESSED VALUE			116,426
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			65,015
TOTAL JUST VALUE			307,316
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			298,844

PERMIT NUM	DESCRIPTION	AMT	ISSUED
38238	SFR	662	06/17/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1562/507	2/02/2026	QC	U	I	11	100
GRANTOR: PEREZ CARLOS						
GRANTEE: LEBRON SAMUEL						
1399/0521	11/15/2019	WD	Q	I	01	204,000
GRANTOR: GSMS DEVELOPERS INC						
GRANTEE: SAMUEL & CARMEN LEB						

EXTRA FEATURES		158 SW GREAT OAK CT, LAKE CITY	
L N	OB/XF CODE	DESCRIPTION	BLD CAP
1	0166	CONC, PAVMT	0 100
2	0169	FENCE/WOOD	0 100
3	0296	SHED METAL	0 100

L N	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
						864.00	UT	2.48	2.48	100	2019	2019	3	100	2,138	
						1.00	UT	3,520.00	3,520.00	100	2023	2022		100	3,520	
						1.00	UT	3,300.00	3,300.00	100	2023	2022		100	3,300	

BUILDING NOTES	

**BUILDING DIMENSIONS**  
BAS= W20 FSP= N20 E20 S20 W20\$ W12 S46 E16 FOP= E21 N15 W5 S9 W16 S6\$ N6 E16 N9 FGR= E24 N20 W24 S20\$ N31\$.

LAND DESCRIPTION		TOTAL OB/XF															8,958							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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							
2	0000	C	VAC RES	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	0.28	24,000.00	6,600.00	6,600							