LOT 6 RESERVE AT JEWEL LAKE PHAS
BEG SW COR OF LOT 5 RESERVE AT J
1, N 50 DEG W 128.58 FT TO NW CO

PEREZ CARLOS/VELEZ ILEANNA
140 SW GREAT OAK CT
LAKE CITY, FL 32024

2027

33-3S-16-02439-106

BUILDING CHARACTERISTICS

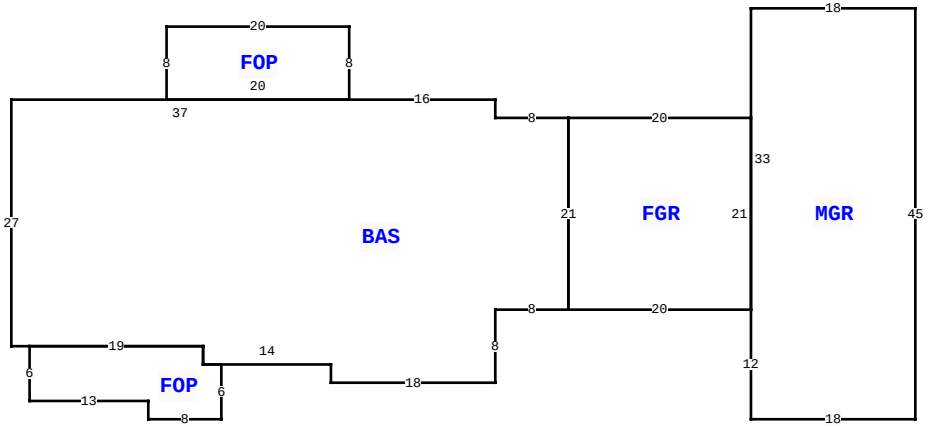
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,699	100		1,699	226,687
FGR	420	55		231	30,821
FOP	138	30		41	5,471
FOP	160	30		48	6,404
MGR	810	70		567	75,651
TOTALS	3,227			2,586	345,034

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,586	117.3060	141.94	367,057	2019	2019	0	0	0	6.00	94.00

1 SINGLE FAM 100% - 2023 Heated Area: 1699 HX Base Yr 2023



140 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	0	0	1,686.00	UT	2.48	2.48	100	2019	2019	3	100	4,173	
2	0294	SHED WOOD/	0	100	10	16	1.00	UT	3,520.00	3,520.00	100	2023	2022		100	3,520	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		345,034
TOTAL MARKET OB/XF VALUE		7,693
TOTAL LAND VALUE - MARKET		33,000
TOTAL MARKET VALUE		385,727
SOH/AGL Deduction		224,621
ASSESSED VALUE		161,106
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		109,695
TOTAL JUST VALUE		385,727
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		391,998

PERMIT NUM	DESCRIPTION	AMT	ISSUED
38212	SFR	1,081	06/06/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1562/271	2/02/2026	QC	U	I	11	100
GRANTOR: LEBRON SAMUEL						
GRANTEE: PEREZ CARLOS						
1559/2256	2/02/2026	QC	U	V	11	100
GRANTOR: SORENSEN & SMITH LLC						
GRANTEE: PEREZ CAROLS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W16 FOP= N8 W20 S8 E20$ W37 S27 E2 FOP= S6 E13 S2 E8 N6 W2 N2 W19$ E19 S2 E14 S2 E18 N8 E8 FGR= E20 MGR= S12 E18 N45 W18 S33$ N21 W20 S21$ N21 W8 N2$.

LAND DESCRIPTION

TOTAL OB/XF 7,693

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							
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							

REVIEW DATE 06/20/2023 BY KS Total Acres: 0.44 Total Land Value: 33,000 Market: 0 Agricultural: 0 Common: 33,000 PRINTED 11/16/2026 BY SYS