

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

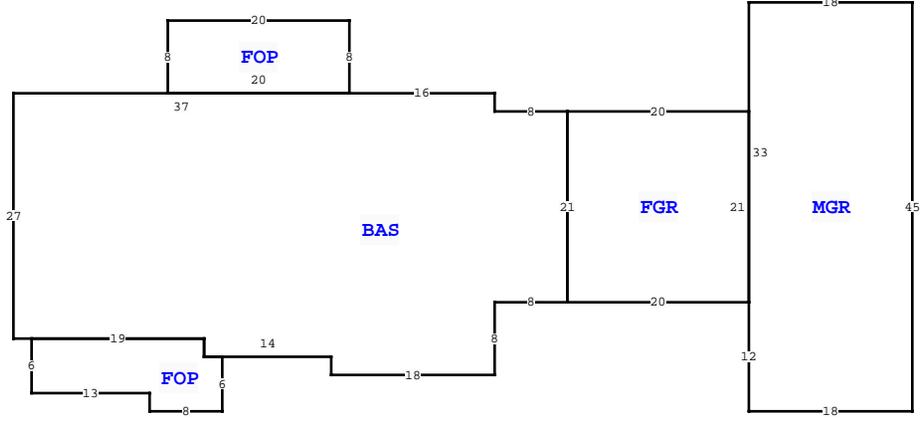
2026

33-3S-16-02439-106



BUILDING CHARACTERISTICS	
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 Floo	13 LAM/VNLPK 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
Architctual	05 CONV 100
Units	0 100
Condition Adj	03 03 100

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	147.10	380,401	2019	2019	0	0	6.00	94.00		
1 SINGLE FAM 100% - 2023 Heated Area: 1699 HX Base Yr 2023													



Quality	06 06				
DOR CODE	0100 SINGLE FAMILY				
MAP NUM	33316.030 MKT AREA 1.10				
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	234,928
FGR	420	55		231	31,941
FOP	138	30		41	5,669
FOP	160	30		48	6,637
MGR	810	70		567	78,402
TOTALS	3,227			2,586	357,577

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE		357,577	
TOTAL MARKET OB/XF VALUE		7,693	
TOTAL LAND VALUE - MARKET		33,000	
TOTAL MARKET VALUE		398,270	
SOH/AGL Deduction		241,856	
ASSESSED VALUE		156,414	
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE		105,003	
TOTAL JUST VALUE		398,270	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		389,136	

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						

EXTRA FEATURES																
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
1	0166	CONC, PAVMT	0	100	0	1,686.00	UT	2.48	2.48	100	2019	2019	3	100	4,173	
2	0294	SHED WOOD/	0	100	10	1.00	UT	3,520.00	3,520.00	100	2023	2022		100	3,520	

140 SW GREAT OAK CT, LAKE CITY										BLD DATE		LGL DATE	04/24/2023	MLU
										XF DATE		LAND DATE		
										INC DATE		AG DATE		

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										
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							