LOT 11 RESERVE AT JEWEL LAKE
PHASE 1 (3RD PLAT).

MAJOR JANICE HARRIS
118 SW OLD CYPRESS WAY
LAKE CITY, FL 32024

2027

33-3S-16-02439-111

BUILDING CHARACTERISTICS

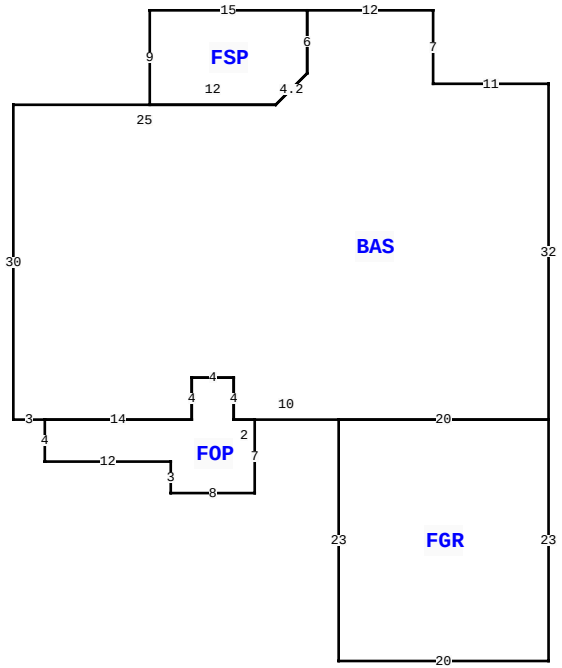
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
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	1,649	100		1,649	225,680
FGR	460	55		253	34,625
FOP	120	30		36	4,927
FSP	131	40		52	7,116
TOTALS	2,360			1,990	272,349

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,990	121.6215	147.16	292,848	2018	2018	0	0	0	7.00	93.00

1 SINGLE FAM 100% - 2020 Heated Area: 1649 HX Base Yr 2020



118 SW OLD CYPRESS WAY, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/24/2023 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		272,349
TOTAL MARKET OB/XF VALUE		5,754
TOTAL LAND VALUE - MARKET		26,400
TOTAL MARKET VALUE		304,503
SOH/AGL Deduction		59,997
ASSESSED VALUE		244,506
TOTAL EXEMPTION VALUE	HX HB WX	56,411
BASE TAXABLE VALUE		188,095
TOTAL JUST VALUE		304,503
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		309,463

PERMIT NUM	DESCRIPTION	AMT	ISSUED
36424	SFR	823	03/12/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1387/2448	6/28/2019	WD	Q	I	01	219,900
GRANTOR: MICHAEL T & BERNICE M						
GRANTEE: ERICK & JANICE HARR						
1372/0798	11/06/2018	WD	Q	I	01	216,100
GRANTOR: SORENSEN & SMITH LLC						
GRANTEE: MICHAEL T & BERNICE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W11 N7 W12 FSP= W15 S9 E12 R3 U3 N6$ S6 D3 L3 W25 S30 E3 FOP= S4 E12 S3 E8 N7 W2 N4 W4 S4 W14$ E14 N4 E4 S4 E10 FGR= S23 E20 N23 W20$ E20 N32$.

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	2018	2018	3	100	474	
2	0104	GENERATOR	0	100	0	0	1.00	UT	6,600.00	6,600.00	100	2023	2022		80	5,280	

LAND DESCRIPTION

TOTAL OB/XF 5,754

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 06/20/2023 BY KS Total Acres: 0.28 Total Land Value: 26,400 Market: 0 Agricultural: 0 Common: 26,400 PRINTED 11/16/2026 BY SYS