LOT 12 RESERVE AT JEWEL LAKE PHA
WD 1363-1519, WD 1370-1134, WD 1

NORRIS TRYPHON D/NORRIS TERESA W
119 SW WHTIE ASH GLN
LAKE CITY, FL 32024

2027

33-3S-16-02439-112

BUILDING CHARACTERISTICS

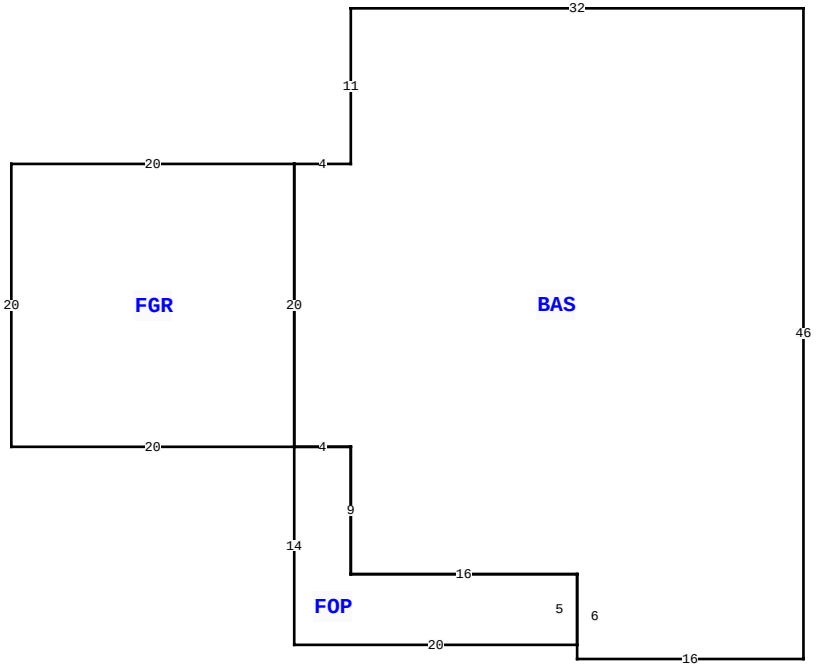
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	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	1,456	100		1,456	204,724
FGR	400	55		220	30,934
FOP	136	30		41	5,765
TOTALS	1,992			1,717	241,421

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,717	124.9500	151.19	259,593	2018	2018	0	0	0	7.00	93.00

1 SINGLE FAM 100% - 2026 Heated Area: 1456 HX Base Yr 2026



119 SW WHITE ASH GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/24/2023 MLU
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	1,024.00	UT	2.20	2.20	100	2018	2018	3	100	2,253	
2	0104	GENERATOR	0	100	0	0	1.00	UT	6,600.00	6,600.00	100	2023	2022		80	5,280	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		241,421
TOTAL MARKET OB/XF VALUE		7,533
TOTAL LAND VALUE - MARKET		26,400
TOTAL MARKET VALUE		275,354
SOH/AGL Deduction		72,870
ASSESSED VALUE		202,484
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		151,073
TOTAL JUST VALUE		275,354
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		279,746

PERMIT NUM	DESCRIPTION	AMT	ISSUED
36482	SFR	719	03/21/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1532/2071	2/03/2025	WD	Q	I	01	302,500
GRANTOR: JENNINGS PEGE ANN						
GRANTEE: NORRIS TRYPHON D						
1501/2448	10/26/2023	LE	U	I	14	0
GRANTOR: BOBBITT HARDY KENNETH						
GRANTEE: BOBBITT HARDY KENNE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W32 S11 W4 FGR= W20 S20 E20 N20$ S20 FOP= S14 E20 N5 W16 N9 W4$ E4 S9 E16 S6 E16 N46$.

LAND DESCRIPTION

TOTAL OB/XF 7,533

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 04/01/2025 BY TP Total Acres: 0.25 Total Land Value: 26,400 Market: 0 Agricultural: 0 Common: 26,400 PRINTED 11/16/2026 BY SYS