

LOT 46 RESERVE AT JEWEL LAKE
 PHASE 1 (3RD PLAT) AKA LOT 50
 RESERVE AT JEWEL LAKE PHASE 1.

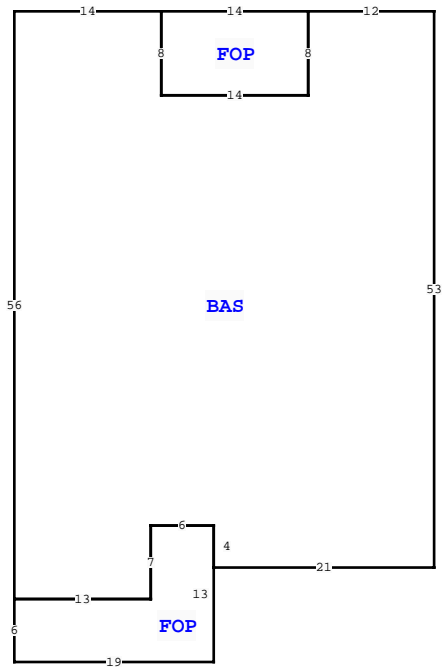
CHRISTIE WALTER C JR
 3377 HARRIS CT
 THE VILLAGES, FL 32163

2026

33-3S-16-02439-146

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	14	PREFIN MT	100
Interior Wall	05	DRYWALL	100
Interior Floo	03	CONC FINSH	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 Units	05	CONV	100
		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
BAS	2,023	100	
FOP	112	30	
FOP	156	30	
TOTALS	2,291		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,104	112.0350	138.03	290,415	2013	2013	0	0	12.00	88.00	
1 SINGLE FAM 0% - 2022 Heated Area: 2023 HX Base Yr												



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE			255,565
TOTAL MARKET OB/XF VALUE			6,600
TOTAL LAND VALUE - MARKET			26,400
TOTAL MARKET VALUE			288,565
SOH/AGL Deduction			0
ASSESSED VALUE			288,565
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			288,565
TOTAL JUST VALUE			288,565
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			291,799

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1390/1956	7/30/2019	WD	Q	I	01	200,000
GRANTOR: GSGC LEASING LLC						
GRANTEE: WALTER C CHRISTIE J						
1365/2651	7/31/2018	WD	U	I	11	100
GRANTOR: MY JEWELL HOME OF FLO						
GRANTEE: GSGC LEASING LLC						

EXTRA FEATURES		172 SW JEWEL LAKE DR, LAKE CITY															
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	0296	SHED METAL	0	0	0	0	1.00	UT	1,320.00	1,320.00	100	2023	2022		100	1,320	
2	0104	GENERATOR	0	0	0	0	1.00	UT	6,600.00	6,600.00	100	2023	2022		80	5,280	

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

BUILDING NOTES												

BUILDING DIMENSIONS												
BAS= W12 FOP= W14 S8 E14 N8\$ S8 W14 N8 W14 S56 FOP= S6 E19 N13 W6 S7 W13\$ E13 N7 E6 S4 E21 N53\$.												

LAND DESCRIPTION													TOTAL OB/XF 6,600												
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	0		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.10	24,000.00	26,400.00	26,400								