LOT 1 RESERVE AT JEWELL LAKE PHA
WD 1448-2164, WD 1471-1136, DC 1

PARNELL BRENDA
254 SW JEWEL LAKE DR
LAKE CITY, FL 32024

2027

33-3S-16-02439-201

BUILDING CHARACTERISTICS

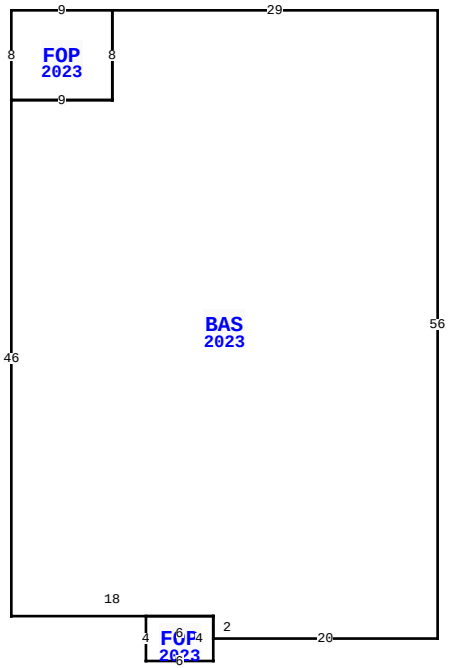
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	33316.04	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,020	100	2023	2,020	234,148
FOP	24	30	2023	7	812
FOP	72	30	2023	22	2,550
TOTALS	2,116			2,049	237,510

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,049	108.6400	119.50	244,856	2022	2022	0	0	0	3.00	97.00

1 SINGLE FAM 100% - 2023 Heated Area: 2020 HX Base Yr 2023



254 SW JEWEL LAKE DR, 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	600.00	UT	3.00	3.00	100	2023	2022		100	1,800	
2	0169	FENCE/WOOD	0	100	0	0	1.00	UT	2,800.00	2,800.00	100	2023	2022		100	2,800	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	237,510
TOTAL MARKET OB/XF VALUE	4,600
TOTAL LAND VALUE - MARKET	24,000
TOTAL MARKET VALUE	266,110
SOH/AGL Deduction	58,773
ASSESSED VALUE	207,337
TOTAL EXEMPTION VALUE	HX HB SX 101,411
BASE TAXABLE VALUE	105,926
TOTAL JUST VALUE	266,110
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	270,442

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043200	New Residential C	160,000	11/17/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1471/1136	7/14/2022	WD	Q	I	01	289,000
GRANTOR: WJHFL LLC, D/B/A WJH						
GRANTEE: PARNELL BRENDA						
1448/2164	9/27/2021	WD	Q	V	05	1,558,000
GRANTOR: GSMS DEVELOPERS INC						
GRANTEE: WJHFL LLC, D/B/A WJ						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=10,-20] W29 S8 W9 S46 E18 S2 E20 N56 $
FOP=[YR=2023;ORIG=-28,-20] E9 S8 W9 N8 $
FOP=[YR=2023;ORIG=-16,34] E6 S4 W6 N4 $
.

LAND DESCRIPTION

TOTAL OB/XF 4,600

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		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	24,000.00	24,000.00	24,000							

REVIEW DATE 06/20/2023 BY KS Total Acres: 0.35 Total Land Value: 24,000 Market: 0 Agricultural: 0 Common: 24,000 PRINTED 11/17/2026 BY SYS