LOT 11 RESERVE AT JEWELL LAKE PH
WD 1448-2164, WD 1500-96, WD 154

CARRIER WILLIAM GEORGE JR/CARRIER SARAH M
192 SW BRE LN
LAKE CITY, FL 32024

2027

33-3S-16-02439-211

BUILDING CHARACTERISTICS

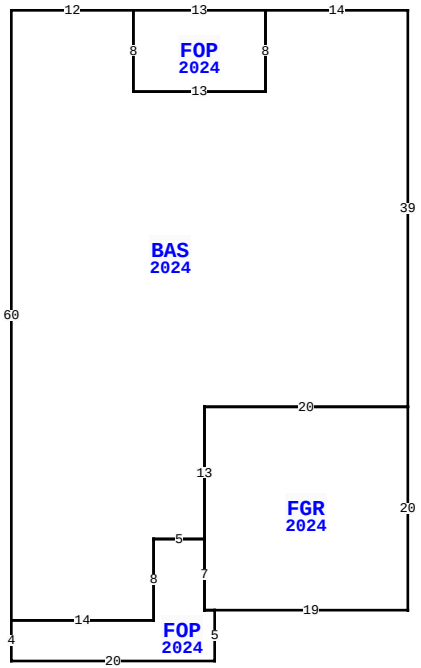
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 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	1,776	100	2024	1,776	213,557
FGR	400	55	2024	220	26,454
FOP	104	30	2024	31	3,728
FOP	121	30	2024	36	4,329
TOTALS	2,401			2,063	248,067

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,063	111.5500	122.70	253,130	2023	2023	0	0	0	2.00	98.00

1 SINGLE FAM 100% - 2026 Heated Area: 1776 HX Base Yr 2026



192 SW Bre LN, LAKE CITY

BLD DATE		LGL DATE	04/24/2023 MLU
XF DATE		LAND DATE	
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	480.00	UT	3.00	3.00	100	2024	2023		100	1,440	
2	0169	FENCE/WOOD	0	100	0	0	1.00	UT	3,200.00	3,200.00	100	2026	2025		100	3,200	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	248,067
TOTAL MARKET OB/XF VALUE	4,640
TOTAL LAND VALUE - MARKET	24,000
TOTAL MARKET VALUE	276,707
SOH/AGL Deduction	0
ASSESSED VALUE	276,707
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	225,296
TOTAL JUST VALUE	276,707
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	281,236

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044072	New Residential C	177,600	03/31/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1549/2275	9/19/2025	WD	Q	I	01	334,900
GRANTOR: ZARNOCH KATHY JANE VE						
GRANTEE: CARRIER WILLIAM GEO						
1500/96	9/27/2023	WD	Q	I	01	313,000
GRANTOR: WJHFL LLC, D/B/A WJH						
GRANTEE: ZARNOCH KATHY JANE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=70,10] S60 E14 N8 E5 N13 E20 N39 W14 S8 W13 N8 W12 $
FOP=[YR=2024;ORIG=82,10] E13 S8 W13 N8 $
FGR=[YR=2024;ORIG=89,49] S13 S7 E1 E19 N20 W20 $
FOP=[YR=2024;ORIG=70,70] S4 E20 N5 W1 N7 W5 S8 W14 $
.

LAND DESCRIPTION

TOTAL OB/XF 4,640

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 09/25/2025 BY TP Total Acres: 0.28 Total Land Value: 24,000 Market: 0 Agricultural: 0 Common: 24,000 PRINTED 11/17/2026 BY SYS