LOT 12 RESERVE AT JEWELL LAKE PH
WD 1448-2164, WD 1499-1114, QC 1

INNUSA FRANK JOSEPH JR/INNUSA JOAN
174 SW BRE LN
LAKE CITY, FL 32024

2026

33-3S-16-02439-212

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

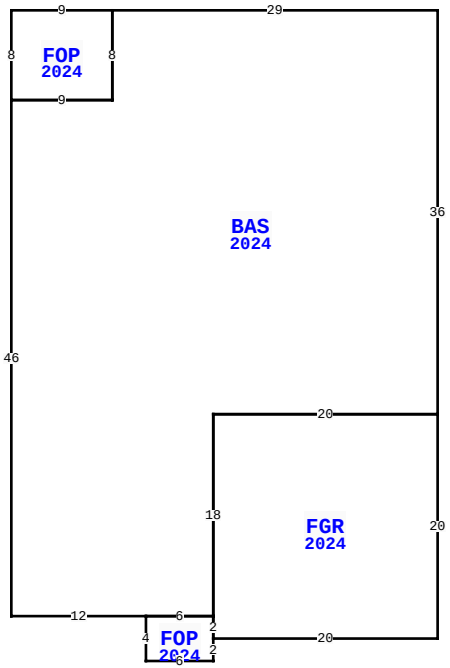
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	1,620	100	2024	1,620	198,005
FGR	400	55	2024	220	26,889
FOP	24	30	2024	7	856
FOP	72	30	2024	22	2,689
TOTALS	2,116			1,869	228,440

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,869	111.3560	124.72	233,102	2023	2023	0	0	0	2.00	98.00

1 SINGLE FAM 100% - 2024 Heated Area: 1620 HX Base Yr 2024



174 SW Bre LN, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		228,440
TOTAL MARKET OB/XF VALUE		2,640
TOTAL LAND VALUE - MARKET		24,000
TOTAL MARKET VALUE		255,080
SOH/AGL Deduction		71,233
ASSESSED VALUE		183,847
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		132,436
TOTAL JUST VALUE		255,080
NCON VALUE		1,200
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		256,618

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044071	New Residential C	160,700	03/31/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1560/2609	2/17/2026	WD	Q	I	01	335,000
GRANTOR: ZIMMER EDWIN G & MART						
GRANTEE: INNUSA FRANK JOSEPH						
1503/2363	12/05/2023	QC	U	I	11	100
GRANTOR: ZIMMER ED						
GRANTEE: ZIMMER EDWIN G & MA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=70,10] S8 W9 S46 E12 E6 N18 E20 N36 W29 $
FGR=[YR=2024;ORIG=79,46] S18 S2 E20 N20 W20 $
FOP=[YR=2024;ORIG=61,10] E9 S8 W9 N8 $
FOP=[YR=2024;ORIG=73,64] S4 E6 N2 N2 W6 $
.

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	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2026	2025		100	1,200	

LAND DESCRIPTION

TOTAL OB/XF 2,640

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 05/01/2026 BY TP Total Acres: 0.28 Total Land Value: 24,000 Market: 0 Agricultural: 0 Common: 24,000 PRINTED 06/08/2026 BY SYS