LOT 20 RESERVE AT JEWELL LAKE PH
WD 1448-2164, WD 1480-2659, WD 1

BRE LAND TRUST DATED MAY 15, 2024
437 SW ROSEMARY DR
LAKE CITY, FL 32024

2027

33-3S-16-02439-220

BUILDING CHARACTERISTICS

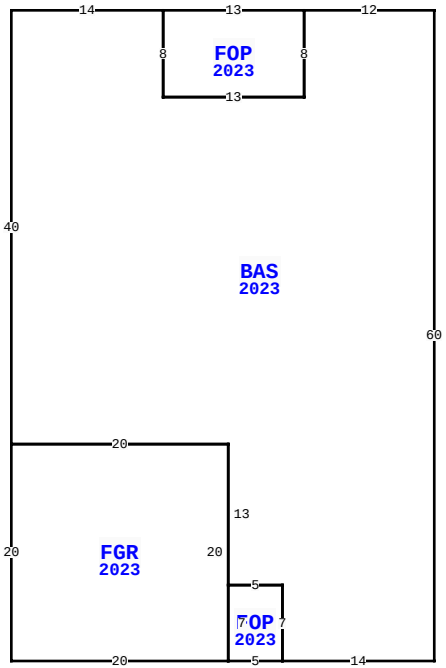
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		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	1,801	100	2023	1,801	210,633
FGR	400	55	2023	220	25,729
FOP	35	30	2023	10	1,170
FOP	104	30	2023	31	3,626
TOTALS	2,340			2,062	241,157

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,062	109.6100	120.57	248,615	2022	2022	0	0	0	3.00	97.00

1 SINGLE FAM 0% - 2025 Heated Area: 1801 HX Base Yr



105 SW Bre LN, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	241,157
TOTAL MARKET OB/XF VALUE	1,260
TOTAL LAND VALUE - MARKET	24,000
TOTAL MARKET VALUE	266,417
SOH/AGL Deduction	0
ASSESSED VALUE	266,417
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	266,417
TOTAL JUST VALUE	266,417
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	270,797

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043220	New Residential C	177,600	11/19/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1515/56	5/15/2024	WD	U	I	11	100
GRANTOR: MUSTAFA ROLANDO DOMIN						
GRANTEE: BRE LAND TRUST DATE						
1480/2659	11/30/2022	WD	Q	I	01	309,000
GRANTOR: WJHFL LLC, D/B/A WJH						
GRANTEE: MUSTAFA ROLANDO DOM						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=90,20] W12 S8 W13 N8 W14 S40 E20 S13 E5 S7 E14 N60 $
FGR=[YR=2023;ORIG=51,60] E20 S20 W20 N20 $
FOP=[YR=2023;ORIG=65,20] E13 S8 W13 N8 $
FOP=[YR=2023;ORIG=71,73] E5 S7 W5 N7 $
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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	0	0	0	420.00	UT	3.00	3.00	100	2023	2022		100	1,260	

LAND DESCRIPTION

TOTAL OB/XF 1,260

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	0		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: 0.34 Total Land Value: 24,000 Market: 0 Agricultural: 0 Common: 24,000 PRINTED 11/17/2026 BY SYS