LOT 21 RESERVE AT JEWELL LAKE PH
WD 1448-2164, WD 1481-440, WD 15

TRAN TAI VAN/TRAN THI THAO
445 SW HEATHRIDGE DR
LAKE CITY, FL 32024

2027

33-3S-16-02439-221

BUILDING CHARACTERISTICS

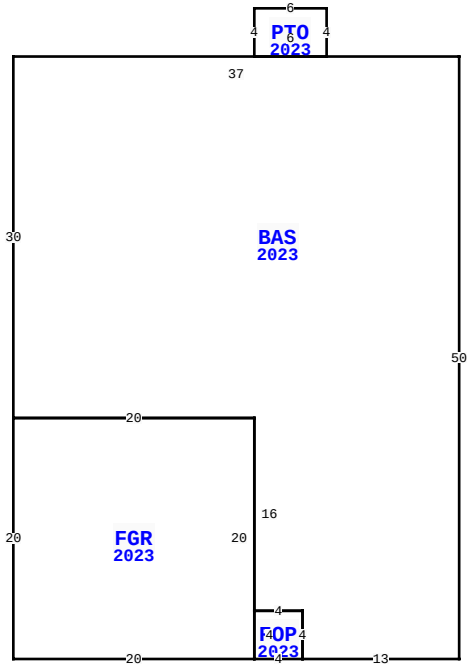
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
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	1,434	100	2023	1,434	172,440
FGR	400	55	2023	220	26,455
FOP	16	30	2023	5	601
PTO	24	5	2023	1	120
TOTALS	1,874			1,660	199,616

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,660	112.7000	123.97	205,790	2022	2022	0	0	0	3.00	97.00

1 SINGLE FAM 0% - 2026 Heated Area: 1434 HX Base Yr



121 SW Bre LN, 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	0	0	0	420.00	UT	3.00	3.00	100	2023	2022		100	1,260	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	199,616
TOTAL MARKET OB/XF VALUE	1,260
TOTAL LAND VALUE - MARKET	24,000
TOTAL MARKET VALUE	224,876
SOH/AGL Deduction	0
ASSESSED VALUE	224,876
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	224,876
TOTAL JUST VALUE	224,876
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	228,499

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043221	New Residential C	139,800	11/19/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q/U	V/I	RSN CD	SALE PRICE
1537/88	3/28/2025	WD	Q	I	01	290,000
GRANTOR: SHAH PURU						
GRANTEE: TRAN TAI VAN						
1481/440	12/09/2022	WD	Q	I	01	215,000
GRANTOR: WJHFL LLC, D/B/A WJH						
GRANTEE: SHAH PURU						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=10,10] S30 E20 S16 E4 S4 E13 N50 W37 $
FGR=[YR=2023;ORIG=10,40] S20 E20 N20 W20 $
FOP=[YR=2023;ORIG=30,56] S4 E4 N4 W4 $
PTO=[YR=2023;ORIG=30,6] S4 E6 N4 W6 $
.

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 07/01/2025 BY TP Total Acres: 0.29 Total Land Value: 24,000 Market: 0 Agricultural: 0 Common: 24,000 PRINTED 11/17/2026 BY SYS