LOT 34 RESERVE AT JEWELL LAKE PH
WD 1448-2164, WD 1489-2034,

SOLOMON CALVIN L/SOLOMON SHONDA P
449 SW JEWEL LAKE DR
LAKE CITY, FL 32024

2026

33-3S-16-02439-234

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

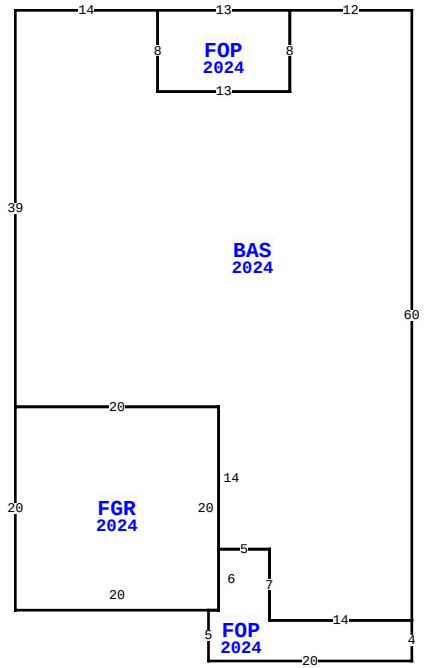
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		4 100
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	1,781	100	2024	1,781	238,349
FGR	400	55	2024	220	29,442
FOP	104	30	2024	31	4,148
FOP	116	30	2024	35	4,684
TOTALS	2,401			2,067	276,625

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,067	119.7900	136.56	282,270	2023	2023	0	0	0	2.00	98.00

1 SINGLE FAM 0% - 2024 Heated Area: 1781 HX Base Yr



449 SW JEWEL LAKE DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	276,625
TOTAL MARKET OB/XF VALUE	1,380
TOTAL LAND VALUE - MARKET	30,000
TOTAL MARKET VALUE	308,005
SOH/AGL Deduction	0
ASSESSED VALUE	308,005
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	308,005
TOTAL JUST VALUE	308,005
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	304,716

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047717	Solar Power Syste	14,736	07/24/2023
000044060	New Residential C	177,600	03/31/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1489/2034	5/03/2023	WD	Q	I	01	296,000
GRANTOR: WJHFL LLC, D/B/A WJH						
GRANTEE: SOLOMON CALVIN L						
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

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	460.00	UT	3.00	3.00	100	2024	2023		100	1,380	

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=10,-20] W12 S8 W13 N8 W14 S39 E20 S14 E5 S7 E14 N60 $
FGR=[YR=2024;ORIG=-29,19] E20 S20 W20 N20 $
FOP=[YR=2024;ORIG=-15,-20] E13 S8 W13 N8 $
FOP=[YR=2024;ORIG=10,40] W14 N7 W5 S6 W1 S5 E20 N4 $
.

LAND DESCRIPTION

TOTAL OB/XF 1,380

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	1.20	25,000.00	30,000.00	30,000							

REVIEW DATE 12/28/2023 BY TW Total Acres: 0.59 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 05/08/2026 BY SYS