LOT 39 RESERVE AT JEWELL LAKE PH
WD 1448-2164, WD 1486-2705

MADLOS MERRA/MADLOS KENNETH RITCHIE
361 SW JEWEL LAKE DR
LAKE CITY, FL 32024

2027

33-3S-16-02439-239

BUILDING CHARACTERISTICS

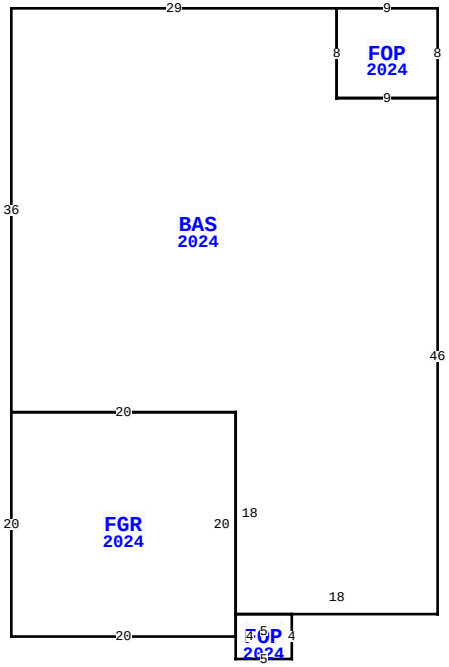
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		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	1,620	100	2024	1,620	194,799
FGR	400	55	2024	220	26,454
FOP	20	30	2024	6	721
FOP	72	30	2024	22	2,645
TOTALS	2,112			1,868	224,620

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,868	111.5500	122.70	229,204	2023	2023	0	0	0	2.00	98.00

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



361 SW JEWEL LAKE DR, LAKE CITY

BLD DATE		LGL DATE	04/14/2026 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	0169	FENCE/WOOD	0	100	0	0	1.00	UT	200.00	200.00	100	2023	2022		100	200	
2	0166	CONC,PAVMT	0	100	0	0	600.00	UT	3.00	3.00	100	2024	2023		100	1,800	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		224,620
TOTAL MARKET OB/XF VALUE		2,000
TOTAL LAND VALUE - MARKET		30,000
TOTAL MARKET VALUE		256,620
SOH/AGL Deduction		0
ASSESSED VALUE		256,620
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		205,209
TOTAL JUST VALUE		256,620
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		260,720

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044057	New Residential C	160,700	03/31/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1486/2705	3/21/2023	WD	Q	I	01	275,000
GRANTOR: WJHFL LLC, D/B/A WJH						
GRANTEE: MADLOS MERRA						
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

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=70,10] W29 S36 E20 S18 E18 N46 W9 N8 $
FGR=[YR=2024;ORIG=41,46] E20 S20 W20 N20 $
FOP=[YR=2024;ORIG=61,64] E5 S4 W5 N4 $
FOP=[YR=2024;ORIG=70,10] E9 S8 W9 N8 $
.

LAND DESCRIPTION

TOTAL OB/XF 2,000

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	1.20	25,000.00	30,000.00	30,000							

REVIEW DATE 09/10/2023 BY HC Total Acres: 0.59 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 11/17/2026 BY SYS