LOT 42 RESERVE AT JEWELL LAKE PH

WD 1448-2164, WD 1470-2256,

TRAN HOANG LONG/TRAN THANH BINH
283 SW JEWEL LAKE DR
LAKE CITY, FL 32024

2026

33-3S-16-02439-242

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

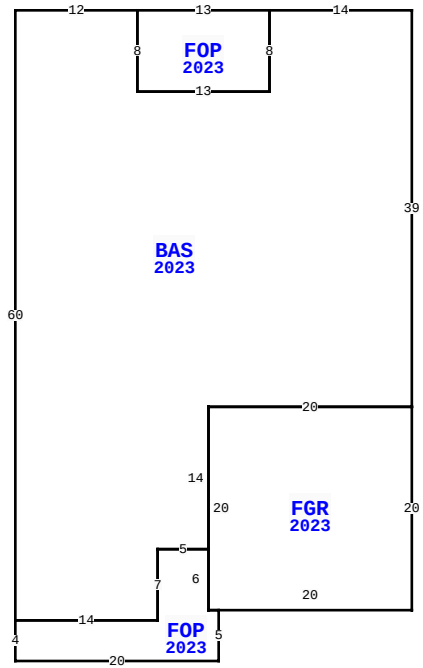
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		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	1,781	100	2023	1,781	208,760
FGR	400	55	2023	220	25,787
FOP	104	30	2023	31	3,634
FOP	116	30	2023	35	4,102
TOTALS	2,401			2,067	242,283

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	106.0000	120.84	249,776	2022	2022	0	0	0	3.00	97.00

1 SINGLE FAM 0% - 2023 Heated Area: 1781 HX Base Yr



283 SW JEWEL LAKE DR, 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	242,283
TOTAL MARKET OB/XF VALUE	5,120
TOTAL LAND VALUE - MARKET	24,000
TOTAL MARKET VALUE	271,403
SOH/AGL Deduction	0
ASSESSED VALUE	271,403
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	271,403
TOTAL JUST VALUE	271,403
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	269,606

PERMIT NUM	DESCRIPTION	AMT	ISSUED
42784	SFR		09/20/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1470/2256	6/23/2022	WD	Q	I	01	305,000
GRANTOR: WJHFL LLC, D/B/A WJH						
GRANTEE: TRAN HOANG LONG						
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=2023;ORIG=90,20] W14 S8 W13 N8 W12 S60 E14 N7 E5 N14 E20 N39 $
FGR=[YR=2023;ORIG=70,59] E20 S20 W20 N20 $
FOP=[YR=2023;ORIG=63,20] E13 S8 W13 N8 $
FOP=[YR=2023;ORIG=70,73] W5 S7 W14 S4 E20 N5 W1 N6 $
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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	16	40	640.00	UT	3.00	3.00	100	2023	2022		100	1,920	
2	0169	FENCE/WOOD	0	0	0	0	1.00	UT	3,200.00	3,200.00	100	2023	2022		100	3,200	

LAND DESCRIPTION

TOTAL OB/XF 5,120

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: 0.30 Total Land Value: 24,000 Market: 0 Agricultural: 0 Common: 24,000 PRINTED 05/08/2026 BY SYS