LOT 14 RESERVE AT JEWEL LAKE PHA
WD 1408-1607, WD 1482-785,

RAINBOLT AARON/RAINBOLT ANDREA
151 SW WHITE ASH GLN
LAKE CITY, FL 32024

2025

04-4S-16-02439-114

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

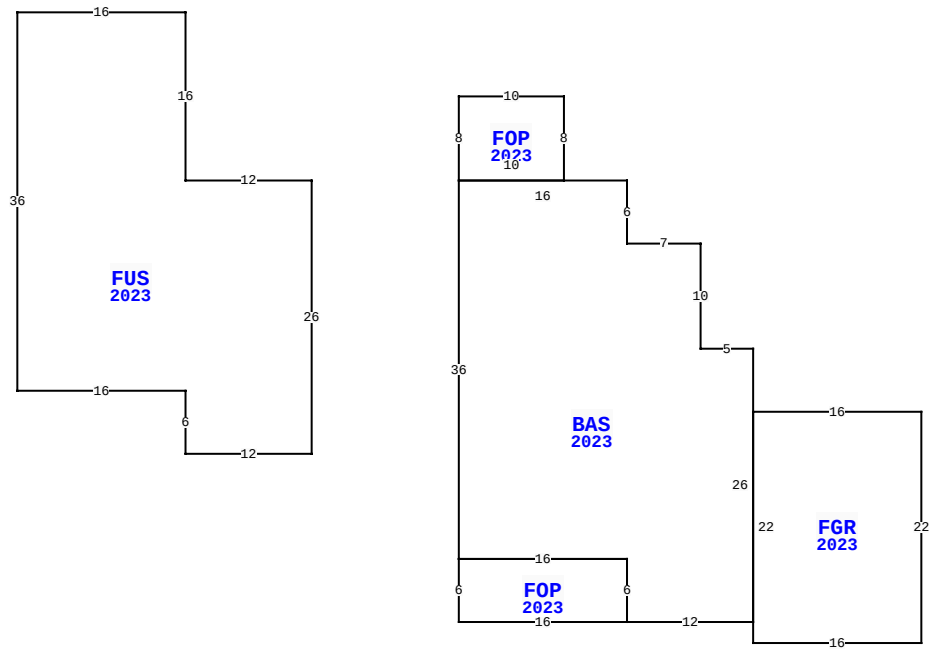
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	06	06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	33316.030	1.10/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	958	100	2023	958	148,966
FGR	352	55	2023	194	30,166
FOP	80	30	2023	24	3,732
FOP	96	30	2023	29	4,509
FUS	888	100	2023	888	138,081
TOTALS	2,374			2,093	325,454

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,093	128.7940	158.67	332,096	2022	2022	0	0	0	2.00	98.00

1 SINGLE FAM – 100% - 2024 Heated Area: 1846 HX Base Yr 2024



151 SW WHITE ASH GLN, 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		325,454
TOTAL MARKET OB/XF VALUE		1,320
TOTAL LAND VALUE - MARKET		26,400
TOTAL MARKET VALUE		353,174
SOH/AGL Deduction		7,470
ASSESSED VALUE		345,704
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		294,982
TOTAL JUST VALUE		353,174
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		335,961

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044716	New Residential C	325,150	06/21/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1482/785	1/03/2023	WD	Q	I	01	325,000
GRANTOR: SORENSEN & SMITH LLC						
GRANTEE: RAINBOLT AARON						
1408/1607	3/18/2020	WD	U	V	30	100
GRANTOR: GARY P SORENSEN						
GRANTEE: SORENSEN & SMITH LL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=0,-20] W16 S36 E16 S6 E12 N26 W5 N10 W7 N6 $
FUS=[YR=2023;ORIG=-30,-20] W12 N16 W16 S36 E16 S6 E12 N26 $
FGR=[YR=2023;ORIG=12,2] E16 S22 W16 N22 $
FOP=[YR=2023;ORIG=-16,16] E16 S6 W16 N6 $
FOP=[YR=2023;ORIG=-16,-28] E10 S8 W10 N8 $
.

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	100	0	0	400.00	UT	3.30	3.30	100	2023	2022		100	1,320	

LAND DESCRIPTION

TOTAL OB/XF 1,320

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		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.10	24,000.00	26,400.00	26,400							

REVIEW DATE 10/06/2023 BY KS Total Acres: 0.22 Total Land Value: 26,400 Market: 0 Agricultural: 0 Common: 26,400 PRINTED 07/09/2025 BY SYS