



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY									
ELEMENT		CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY											
Exterior Wall		32	HARDIE BRD 100		0100	01	2,049	108.6400	121.68	249,322	2022	2022	0	0	0	3.00	97.00	VALUATION BY STANDARD											
Exterior Wall		00	N/A 0		1 SINGLE FAM 100% - 2023 Heated Area: 2020 HX Base Yr 2023													Tax Group: 2 Tax Dist:											
Roof Structure		08	IRREGULAR 100															BUILDING MARKET VALUE 241,842											
Roof Cover		03	COMP SHNGL 100															TOTAL MARKET OB/XF VALUE 4,600											
Interior Wall		05	DRYWALL 100															TOTAL LAND VALUE - MARKET 24,000											
Interior Floor		13	LAM/VNLPLK 100															TOTAL MARKET VALUE 270,442											
Interior Floor		00	N/A 0															SOH/AGL Deduction 68,556											
Air Condition		03	CENTRAL 100															ASSESSED VALUE 201,886											
Heating Type		04	AIR DUCTED 100															TOTAL EXEMPTION VALUE HX HB SX 100,722											
Bedrooms		3	100															BASE TAXABLE VALUE 101,164											
Bathrooms		2	100															TOTAL JUST VALUE 270,442											
Frame		01	NONE 100															NCON VALUE 0											
Stories		1.	1. 100															INCOME VALUE											
Units		0	100															PREVIOUS YEAR MKT VALUE 272,936											
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	2,020	100	2023	2,020	238,420																								
FOP	24	30	2023	7	826																								
FOP	72	30	2023	22	2,597																								
TOTALS		2,116			2,049	241,842	254 SW JEWEL LAKE DR, LAKE CITY										BLD DATE		LGL DATE		04/24/2023		MLU						
EXTRA FEATURES																			XF DATE		LAND DATE								
L N	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	600.00	UT	3.00	3.00	100	2023	2022		100	1,800													
2	0169	FENCE/WOOD	0	100	0	0	1.00	UT	2,800.00	2,800.00	100	2023	2022		100	2,800													
LAND DESCRIPTION																		TOTAL OB/XF 4,600											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	1.00	24,000.00	24,000.00	24,000												