



BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall08HARDIE BRD 100

Exterior Wall00N/A 0

RooF Structur08IRREGULAR 100

RooF Cover03COMP SHNGL 100

Interior Wall05DRYWALL 100

Interior Floo13LAM/VNLPLK 100

Interior Floo00N/A 0

Air Condition03CENTRAL 100

Heating Type04AIR DUCTED 100

Bedrooms4 100

Bathrooms2 100

Frame Stories Units02WOOD FRAME 100
1. 100
0 100

Condition Adj Kitchen Adjus0303 100
0101 100

Quality0505

DOR CODE0100SINGLE FAMILY

MAP NUMMKT AREA06

NEIGHBORHOOD/LOC33316.041.00/

AREATOTALGROSSPCTOFYEARTOT ADJSUBAREA
TYPEAREABASE2024AREAMARKET
VALUE

BAS1,43410020241,434180,471

FGR40055202422027,687

FOP163020245629

PTO24520241125

TOTALS1,8741,660208,913

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSREPL. COST NEWAYBEYBECONFNCTNORM% CONDDORCODEEFFECTIVE DATE

0100011,660114.6600128.42213,177202320230002.0098.00

1 SINGLE FAM0% - 2024Heated Area: 1434HX Base Yr

VALUATION BYSTANDARD

Tax Group: 2Tax Dist:

BUILDING MARKET VALUE208,913

TOTAL MARKET OB/XF VALUE1,440

TOTAL LAND VALUE - MARKET24,000

TOTAL MARKET VALUE234,353

SOH/AGL Deduction0

ASSESSED VALUE234,353

TOTAL EXEMPTION VALUE0

BASE TAXABLE VALUE234,353

TOTAL JUST VALUE234,353

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE236,485

PERMIT NUMDESCRIPTIONAMTISSUED

000044063New Residential C139,80003/31/2022

SALES DATA

OFF RECORDTypeQ U I V I RSN SALE
NumberINSTDATECDPRICE

1500/57910/01/2023WDQ Q I 01268,000

GRANTOR:WJHFL LLC, D/B/A WJH

GRANTEE:HARDEN EMORY

1448/21649/27/2021WDQ Q V 051,558,000

GRANTOR:GSMS DEVELOPERS INC

GRANTEE:WJHFL LLC, D/B/A WJ

BLD DATEXF DATEINC DATE

LGL DATELAND DATEAG DATE

04/24/2023MLU

EXTRA FEATURES

L NOB/XFCODEDESCRIPTIONBLDCAPL WUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% COND OB/XF MKT VALUENOTES

10166CONC,PAVMT0000480.00UT3.003.00100202420231001,440

LAND DESCRIPTIONTOTAL OB/XF1,440

L NUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSPUNIT TYPEDTDPHFAC% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

10100CSFR0A-10.000.001.00LT1.001.001.0024,000.0024,000.0024,000

REVIEW DATE09/10/2023BYHC

Total Acres: 0.27Total Land Value: 24,000Market: 0Agricultural: 0Common: 24,000PRINTED 11/07/2025 BY SYS

452 SW JEWEL LAKE DR, LAKE CITY

PTO 2024

BAS 2024

FGR 2024

FOP 2024