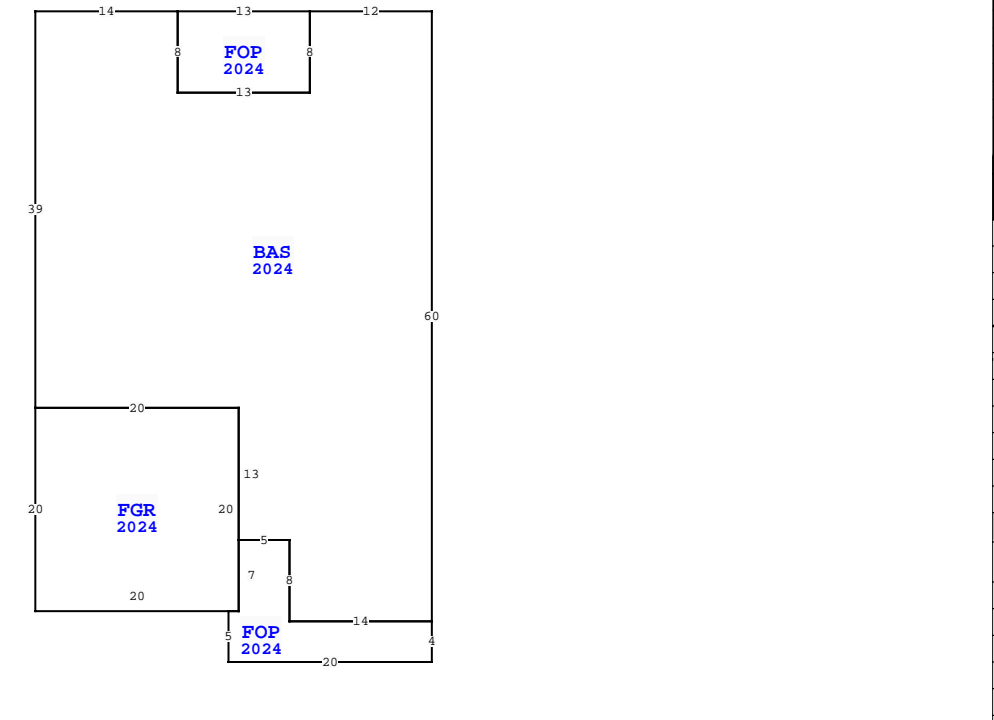


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	32 HARDIE BRD 100
Exterior Wall	00 N/A 0
Roof Structure	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	13 LAM/VNLPLK 100
Interior Floor	00 N/A 0
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	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

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	2,063	111.5500	124.94	257,751	2023	2023	0	0	2.00	98.00		
1 SINGLE FAM 100% - 2024 Heated Area: 1776 HX Base Yr 2024													



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	1,776	100	2024	1,776	217,455
FGR	400	55	2024	220	26,937
FOP	104	30	2024	31	3,796
FOP	121	30	2024	36	4,408
TOTALS	2,401			2,063	252,596

419 SW JEWELL LAKE DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/24/2023
INC DATE		AG DATE	MLU

EXTRA FEATURES																
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			3.00	100	2024	2023		100	1,440	

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			2
VALUATION BY			STANDARD
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE			252,596
TOTAL MARKET OB/XF VALUE			1,440
TOTAL LAND VALUE - MARKET			28,800
TOTAL MARKET VALUE			282,836
SOH/AGL Deduction			0
ASSESSED VALUE			282,836
TOTAL EXEMPTION VALUE			50,722
BASE TAXABLE VALUE			232,114
TOTAL JUST VALUE			282,836
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			285,413

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044127	New Residential C	177,600	04/07/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1487/1609	3/31/2023	WD Q	Q	I	01	300,000
GRANTOR: WJHFL LLC, D/B/A WJH						
GRANTEE: ALVARADO IAN PAUL						
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													
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BUILDING DIMENSIONS													
BAS=[YR=2024;ORIG=60,10] S39 E20 S13 E5 S8 E14 N60 W12 S8 W13 N8 W14 \$													
FGR=[YR=2024;ORIG=60,49] S20 E20 N20 W20 \$													
FOP=[YR=2024;ORIG=79,69] S5 E20 N4 W14 N8 W5 S7 W1 \$													
FOP=[YR=2024;ORIG=74,10] S8 E13 N8 W13 \$													

LAND DESCRIPTION														TOTAL OB/XF										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	24,000.00	28,800.00	28,800							