



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
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

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	1,620	100	2023	1,620	196,331
FGR	400	55	2023	220	26,662
FOP	72	30	2023	22	2,667
FOP	108	30	2023	32	3,878

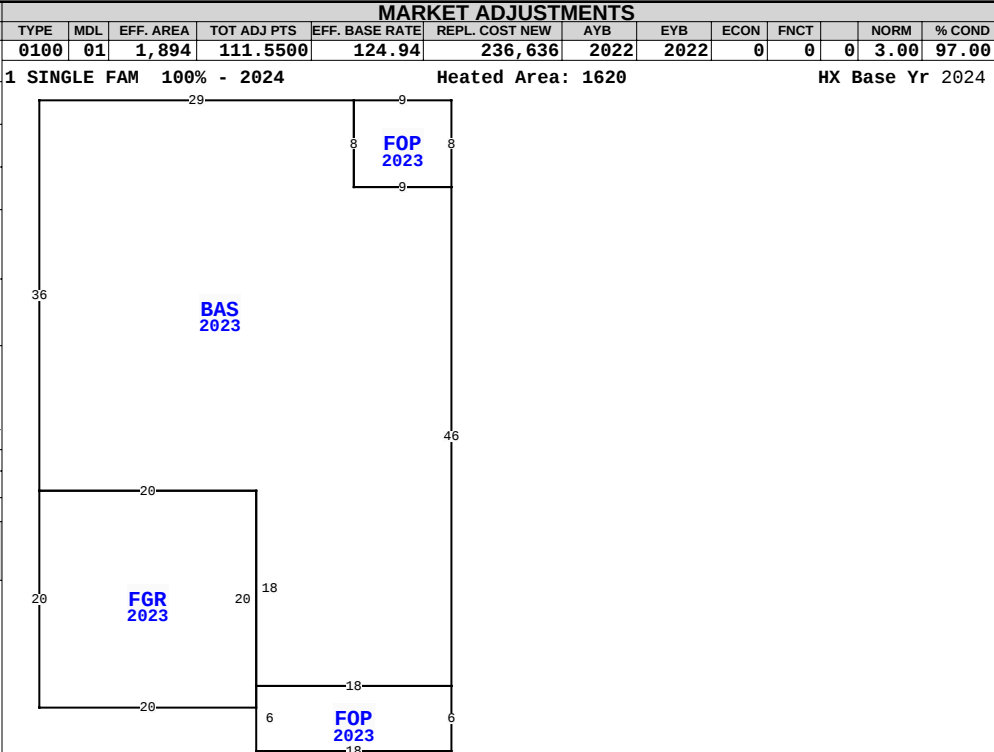
TOTALS 2,200 1,894 229,537

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			400.00	UT	3.00				3.00	
2	0169	FENCE/WOOD	0	100	0	0			1.00	UT	3,200.00				3,200.00	

LAND DESCRIPTION

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	1.00	24,000.00	24,000.00	24,000							



265 SW JEWEL LAKE DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

04/24/2023 MLU

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,894	111.5500	124.94	236,636	2022	2022	0	0	0	97.00

1 SINGLE FAM 100% - 2024 Heated Area: 1620 HX Base Yr 2024

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VALUATION SUMMARY		STANDARD
VALUATION BY		
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		229,537
TOTAL MARKET OB/XF VALUE		4,400
TOTAL LAND VALUE - MARKET		24,000
TOTAL MARKET VALUE		257,937
SOH/AGL Deduction		0
ASSESSED VALUE		257,937
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		207,215
TOTAL JUST VALUE		257,937
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		260,303

PERMIT NUM	DESCRIPTION	AMT	ISSUED
42787			

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1470/71	6/27/2022	WD	Q	I	01	292,000

GRANTOR: WJHFL LLC, D/B/A WJH

GRANTEE: SHINGLETON AUSTIN

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=69,20] W29 S36 E20 S18 E18 N46 W9 N8 \$
 FGR=[YR=2023;ORIG=40,56] E20 S20 W20 N20 \$
 FOP=[YR=2023;ORIG=69,20] E9 S8 W9 N8 \$
 FOP=[YR=2023;ORIG=60,74] E18 S6 W18 N6 \$