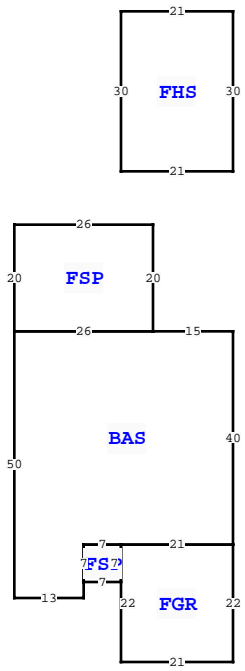


ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	31	VINYL SID 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame		N/A 100
Stories	1.5	1.5 100
Architectural Units	05	CONV 100 0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	SINGLE FAM	100%	- 2023									
				Heated Area: 2400				HX Base Yr 2023				



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,770	100		1,770	161,104
FGR	462	55		254	23,119
FHS	630	60		378	34,406
FSP	49	40		20	1,820
FSP	520	40		208	18,932
<b>TOTALS</b>	<b>3,431</b>			<b>2,630</b>	<b>239,380</b>

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	3.00	100	1998	1998	3	100	1,242	
2	0120	CLFENCE 4	0	100	0	0		0.00	0.00	100	2016	2016	3	100	100	
3	0169	FENCE/WOOD	0	100	0	0		0.00	0.00	100	2016	2016	3	100	600	

EXTRA FEATURES												
851 SW JAGUAR DR, LAKE CITY												
TOTAL OB/XF 1,942												

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			0.00	0.00	1.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	22,500							

TOTAL OB/XF 1,942												
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COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE			239,380
TOTAL MARKET OB/XF VALUE			1,942
TOTAL LAND VALUE - MARKET			22,500
TOTAL MARKET VALUE			263,822
SOH/AGL Deduction			3,711
ASSESSED VALUE			260,111
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			208,700
TOTAL JUST VALUE			263,822
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			267,465

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046566	Roof Replacement	23,100	02/22/2023
1955	ADDN SFR	104	11/19/2010

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1321/0982	8/31/2016	WD	U	I	37	134,500

GRANTOR: AI YING LIANG  
GRANTEE: SEAN M & KATRINA CR  
1098/1240 10/03/2006 WD Q I 01 105,000  
GRANTOR: KE CHENG SHI & AI YIN  
GRANTEE: AI YING LIANG

BUILDING NOTES												
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BUILDING DIMENSIONS												
BAS= W15 FSP= N20 W26 S20 E26\$ W26 S50 E13 N3 FSP= E7 N7 W7 S7\$ N7 E7 FGR= S22 E21 N22 W21\$ E21 N40\$ PTR= N30 FHS= N30 W21 S30 E21\$ S30\$.												