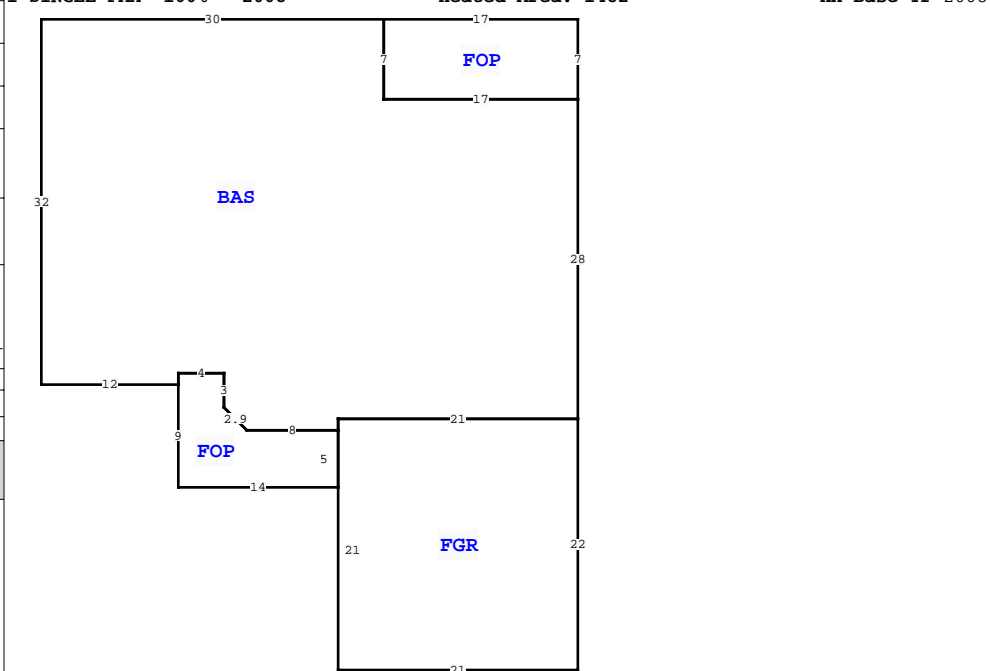


BUILDING CHARACTERISTICS					
ELEMENT	CD CONSTRUCTION				
Exterior Wall	16 WD FR STUC 80				
Exterior Wall	19 COMMON BRK 20				
Roof Structure	03 GABLE/HIP 100				
Roof Cover	03 COMP SHNGL 100				
Interior Wall	05 DRYWALL 100				
Interior Floor	14 CARPET 80				
Interior Floor	08 SHT VINYL 20				
Air Condition	03 CENTRAL 100				
Heating Type	04 AIR DUCTED 100				
Bedrooms	3 100				
Bathrooms	2 100				
Frame	02 WOOD FRAME 100				
Stories	1. 1. 100				
Architectual	05 CONV 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	6417.1200 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,482	100		1,482	135,397
FGR	462	55		254	23,205
FOP	92	30		28	2,558
FOP	119	30		36	3,289
TOTALS	2,155			1,800	164,450

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%	- 2008									Heated Area: 1482	HX Base Yr 2008



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	1
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 1		Tax Dist:	
BUILDING MARKET VALUE			164,450
TOTAL MARKET OB/XF VALUE			1,838
TOTAL LAND VALUE - MARKET			22,500
TOTAL MARKET VALUE			188,788
SOH/AGL Deduction			61,188
ASSESSED VALUE			127,600
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			76,189
TOTAL JUST VALUE			188,788
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			191,924

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3684	SFR	436	05/11/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1104/1641	12/08/2006	WD	Q	I		169,900

GRANTOR: GATEWAY DEVELOPERS OF
 GRANTEE: CHRISTOPHER E KENT
 1038/2123 2/15/2005 WD Q V 01 535,000
 GRANTOR: RFJ PROPERTIES
 GRANTEE: GATEWAY DEVELOPERS

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	3	32	UT	3.00	3.00	100	2006	2006	3	100	288	
2	0169	FENCE/WOOD	0	100	0	0	UT	15.50	15.50	100	2016	2016	3	100	1,550	

TOTAL OB/XF														1,838
1075 SW JAGUAR DR, LAKE CITY														
BLD DATE														
XF DATE														
INC DATE														
LGL DATE														
LAND DATE														
AG DATE														
04/21/2023 MLU														

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W30 S32 E12 FOP= S9 E14 N5 W8 U2 L2 N3 W4 S1\$ N1 E4 S3 R2 D2 E8 FGR= S21 E21 N22 W21 S1\$ N1 E21 N28 FOP= N7 W17 S7 E17\$ W17 N7\$.	

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