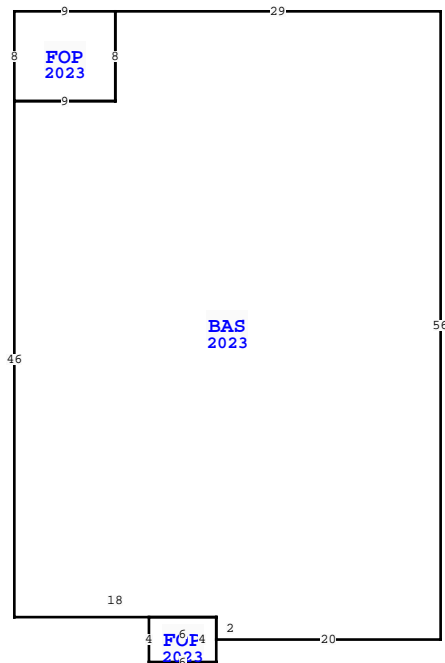


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Exterior Wall	00	N/A	0
Roof Structure	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPLK	100
Interior Floor	00	N/A	0
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	01	NONE	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
BAS	2,020	100	2023
FOP	24	30	2023
FOP	72	30	2023
TOTALS	2,116		

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: 2020 HX Base Yr 2023												



COLUMBIA COUNTY PROPERTY VALUATION SUMMARY			
VALUATION BY	Tax Group: 2	Tax Dist:	STANDARD
BUILDING MARKET VALUE			241,842
TOTAL MARKET OB/XF VALUE			4,600
TOTAL LAND VALUE - MARKET			24,000
TOTAL MARKET VALUE			270,442
SOH/AGL Deduction			69,144
ASSESSED VALUE			201,298
TOTAL EXEMPTION VALUE	HX HB SX		101,411
BASE TAXABLE VALUE			99,887
TOTAL JUST VALUE			270,442
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			272,936

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043200	New Residential C	160,000	11/17/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1471/1136	7/14/2022	WD Q	Q	I	01	289,000
GRANTOR: WJHFL LLC, D/B/A WJH						
GRANTEE: PARNELL BRENDA						
1448/2164	9/27/2021	WD Q	V	05		1,558,000
GRANTOR: GSMS DEVELOPERS INC						
GRANTEE: WJHFL LLC, D/B/A WJ						

EXTRA FEATURES		254 SW JEWEL LAKE DR, LAKE CITY														
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			600.00	UT	3.00	2022		100	1,800	
2	0169	FENCE/WOOD	0	100	0	0			1.00	UT	2,800.00	2022		100	2,800	

TOTALS		254 SW JEWEL LAKE DR, LAKE CITY														
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE											
			04/24/2023			MLU										

BUILDING NOTES																

BUILDING DIMENSIONS																
BAS=[YR=2023;ORIG=10,-20] W29 S8 W9 S46 E18 S2 E20 N56 \$																
FOP=[YR=2023;ORIG=-28,-20] E9 S8 W9 N8 \$																
FOP=[YR=2023;ORIG=-16,34] E6 S4 W6 N4 \$																

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							