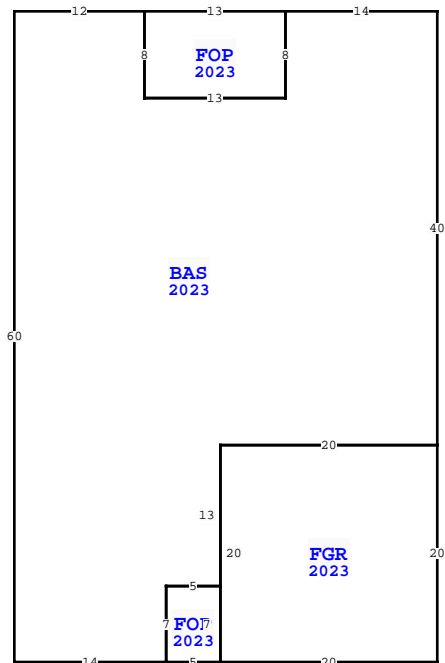


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Exterior Wall	00	N/A	0
Roof Structure	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPLK	100
Interior Floor	00	N/A	0
Air Condition	03	CENTRAL	100
Heating Type	04	AIR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

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: 1801	HX Base Yr 2023



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,801	100	2023	1,801	218,266
FGR	400	55	2023	220	26,662
FOP	35	30	2023	10	1,212
FOP	104	30	2023	31	3,757
TOTALS	2,340			2,062	249,897

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	480.00	UT	3.00	3.00	100	2023	2022		100	1,440	
2	0169	FENCE/WOOD	0	100	0	1.00	UT	3,200.00	3,200.00	100	2023	2022		100	3,200	

274 SW JEWEL LAKE DR, LAKE CITY

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

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			249,897
TOTAL MARKET OB/XF VALUE			4,640
TOTAL LAND VALUE - MARKET			24,000
TOTAL MARKET VALUE			278,537
SOH/AGL Deduction			7,069
ASSESSED VALUE			271,468
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			220,057
TOTAL JUST VALUE			278,537
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			281,113

PERMIT NUM	DESCRIPTION	AMT	ISSUED
42786	NEW CONSTRUCTION		09/20/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1468/2553	6/08/2022	WD Q	Q	I	01	275,000
GRANTOR: WJHFL LLC, D/B/A WJH						
GRANTEE: ESPENSHIP NATALIE						
1448/2164	9/27/2021	WD Q	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=90,10] W14 S8 W13 N8 W12 S60 E14 N7 E5 N13 E20 N40 \$													
FGR=[YR=2023;ORIG=70,50] E20 S20 W20 N20 \$													
FOP=[YR=2023;ORIG=63,10] E13 S8 W13 N8 \$													
FOP=[YR=2023;ORIG=65,63] E5 S7 W5 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		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	24,000.00	24,000.00	24,000							