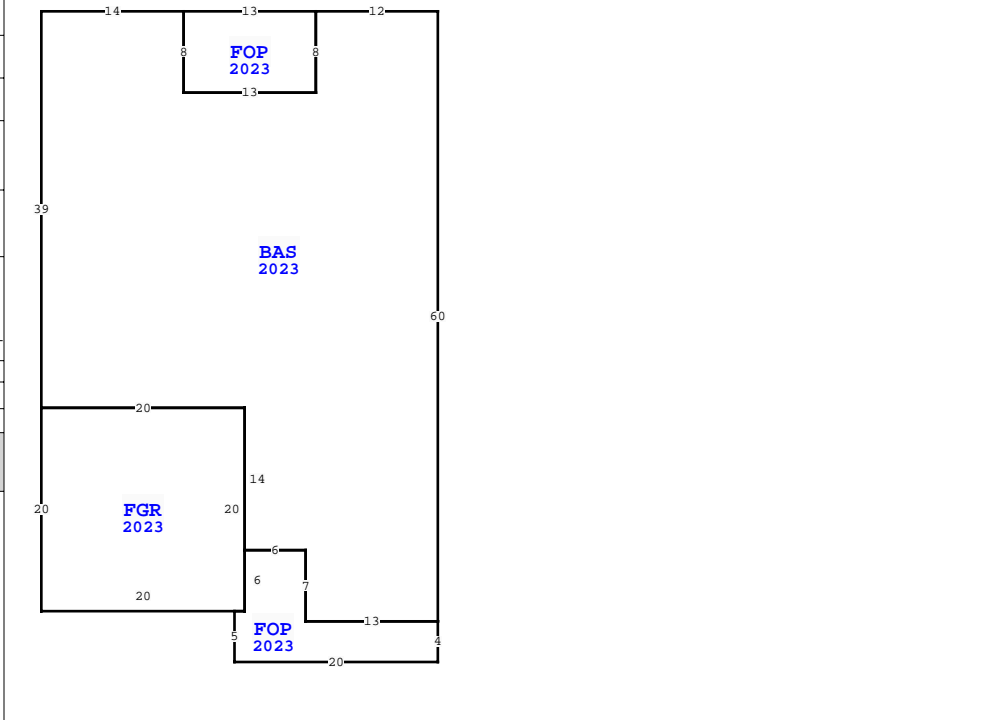


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Exterior Wall	00	N/A	0
Roof Structure	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPLK	100
Interior Floor	00	N/A	0
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	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	

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
0100	01	2,062	112.8600	126.40	260,637	2022	2022	0	0	0	3.00	97.00		
1 SINGLE FAM 100% - 2023 Heated Area: 1774 HX Base Yr 2023														



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	1,774	100	2023	1,774	217,507
FGR	400	55	2023	220	26,974
FOP	104	30	2023	31	3,800
FOP	123	30	2023	37	4,537
<b>TOTALS</b>	<b>2,401</b>			<b>2,062</b>	<b>252,818</b>

308 SW JEWEL LAKE DR, LAKE CITY

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

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			3.00	100	2023	2022		100	2,640	

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		252,818	
TOTAL MARKET OB/XF VALUE		2,640	
TOTAL LAND VALUE - MARKET		24,000	
TOTAL MARKET VALUE		279,458	
SOH/AGL Deduction		7,273	
ASSESSED VALUE		272,185	
TOTAL EXEMPTION VALUE		HX HB 51,411	
BASE TAXABLE VALUE		220,774	
TOTAL JUST VALUE		279,458	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		282,064	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043209	New Residential C	177,000	11/18/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1472/1166	7/27/2022	WD Q	Q	I	01	299,000
GRANTOR: WJHFL LLC, D/B/A WJH						
GRANTEE: FACTOR DEBRA EVELYN						
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=100,10] W12 S8 W13 N8 W14 S39 E20 S14 E6 S7 E13 N60 \$													
FGR=[YR=2023;ORIG=61,49] E20 S20 W20 N20 \$													
FOP=[YR=2023;ORIG=100,70] W13 N7 W6 S6 W1 S5 E20 N4 \$													
FOP=[YR=2023;ORIG=75,10] E13 S8 W13 N8 \$													

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							