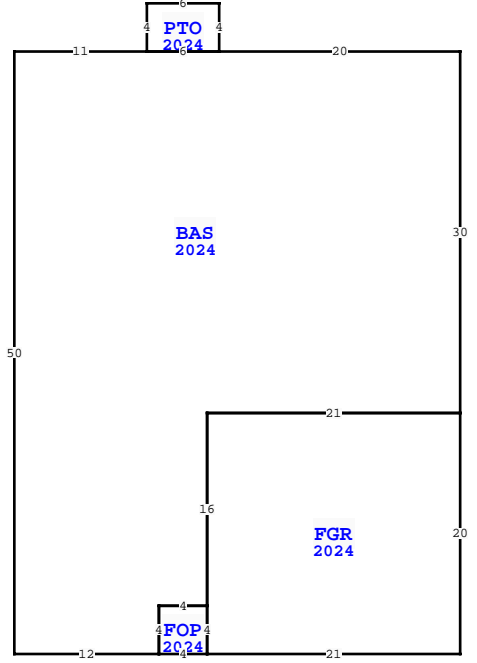


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	32 HARDIE BRD 100
Exterior Wall	00 N/A 0
Roof Structure	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	13 LAM/VNLPLK 100
Interior Floor	00 N/A 0
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms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

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%	- 2024									Heated Area: 1414	HX Base Yr 2024



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	1,414	100	2024	1,414	177,954
FGR	420	55	2024	231	29,072
FOP	16	30	2024	5	629
PTO	24	5	2024	1	125
<b>TOTALS</b>	<b>1,874</b>			<b>1,651</b>	<b>207,781</b>

420 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	% COND	OB/XF MKT VALUE	NOTES
1	0166	CONC,PAVMT	0	100	0	0	480.00	UT	3.00	3.00	100	2024	2023	100	1,440	
2	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2026	2025	100	1,500	

**TOTAL OB/XF** 2,940

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							

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		207,781	
TOTAL MARKET OB/XF VALUE		2,940	
TOTAL LAND VALUE - MARKET		24,000	
TOTAL MARKET VALUE		234,721	
SOH/AGL Deduction		102,480	
ASSESSED VALUE		132,241	
TOTAL EXEMPTION VALUE		HX HB 51,411	
BASE TAXABLE VALUE		80,830	
TOTAL JUST VALUE		234,721	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		235,341	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044065	New Residential C	139,800	03/31/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1561/698	2/18/2026	WD Q	Q	I	01	300,000
GRANTOR: HEMPHILL JANET ELAINE						
GRANTEE: ZADAI ALEXANDER G						
1498/1398	9/07/2023	WD Q	Q	I	01	265,000
GRANTOR: WJHFL LLC, D/B/A WJH						
GRANTEE: HEMPHILL JANET ELAI						

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS=[YR=2024;ORIG=60,10] S50 E12 N4 E4 N16 E21 N30 W20 W6 W11 \$													
FGR=[YR=2024;ORIG=76,40] S16 S4 E21 N20 W21 \$													
PTO=[YR=2024;ORIG=71,6] S4 E6 N4 W6 \$													
FOP=[YR=2024;ORIG=72,56] S4 E4 N4 W4 \$													