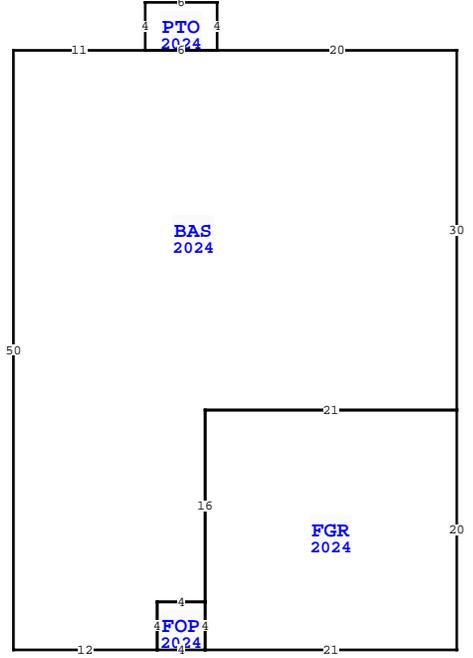


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Exterior Wall	00	N/A	0
Roof Structure	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPLK	100
Interior Floor	00	N/A	0
Air Condition	03	CENTRAL	100
Heating Type	04	AIR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

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	130.71	215,802	2023	2023	0	0	2.00	98.00	



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			211,486
TOTAL MARKET OB/XF VALUE			1,440
TOTAL LAND VALUE - MARKET			24,000
TOTAL MARKET VALUE			236,926
SOH/AGL Deduction			106,185
ASSESSED VALUE			130,741
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			79,330
TOTAL JUST VALUE			236,926
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			235,341

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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,414	100	2024	1,414	181,128
FGR	420	55	2024	231	29,590
FOP	16	30	2024	5	641
PTO	24	5	2024	1	128
TOTALS	1,874			1,651	211,486

420 SW JEWEL LAKE DR, LAKE CITY

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

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						

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		480.00	UT	3.00			3.00	100	2024	2023	100	1,440	

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 \$	

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									