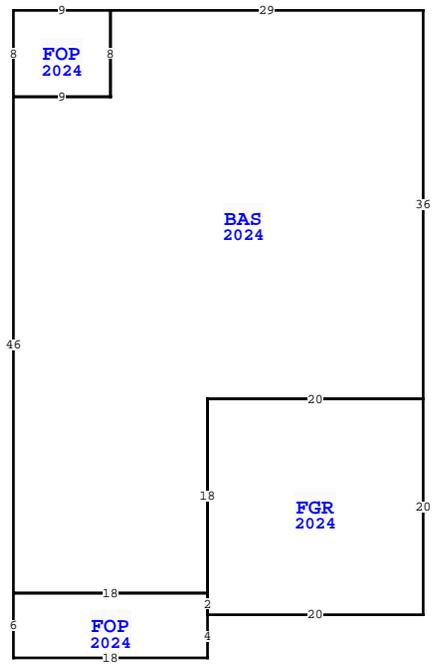


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Exterior Wall	00	N/A	0
Roof Structure	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPLK	100
Interior Floor	00	N/A	0
Air Condition	03	CENTRAL	100
Heating Type	04	AIR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

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,894	111.5500	127.17	240,860	2023	2023	0	0	2.00	98.00		
1 SINGLE FAM 100% - 2024 Heated Area: 1620 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	1,620	100	2024	1,620	201,895
FGR	400	55	2024	220	27,417
FOP	72	30	2024	22	2,742
FOP	108	30	2024	32	3,988
TOTALS	2,200			1,894	236,043

436 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		480.00	UT	3.00				3.00	1,440	

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE	236,043		
TOTAL MARKET OB/XF VALUE	1,440		
TOTAL LAND VALUE - MARKET	24,000		
TOTAL MARKET VALUE	261,483		
SOH/AGL Deduction	158		
ASSESSED VALUE	261,325		
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE	209,914		
TOTAL JUST VALUE	261,483		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	259,710		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044064	New Residential C	160,700	03/31/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1499/1467	8/09/2023	WD	U	V	11	100
GRANTOR: WJHFL LLC, D/B/A WJH						
GRANTEE: TILESTON KAREN						
1448/2164	9/27/2021	WD	Q	V	05	1,558,000
GRANTOR: GSMS DEVELOPERS INC						
GRANTEE: WJHFL LLC, D/B/A WJ						

BUILDING NOTES													
----------------	--	--	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS													
BAS=[YR=2024;ORIG=60,10] S46 E18 N18 E20 N36 W29 S8 W9 \$													
FOP=[YR=2024;ORIG=60,2] S8 E9 N8 W9 \$													
FGR=[YR=2024;ORIG=78,38] S18 S2 E20 N20 W20 \$													
POP=[YR=2024;ORIG=60,56] S6 E18 N4 N2 W18 \$													

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							