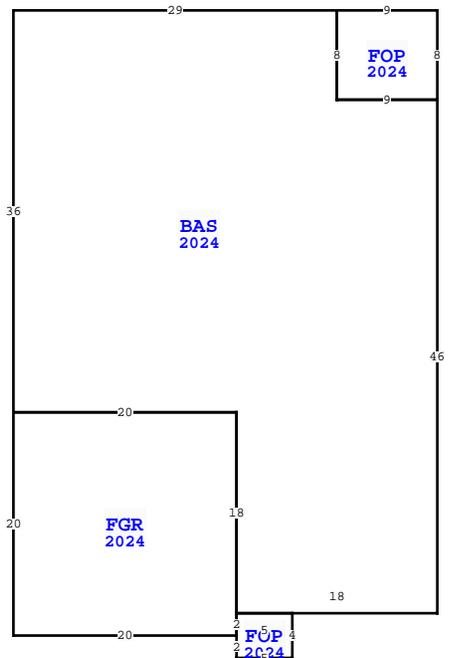


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Exterior Wall	00	N/A	0
Roof Structure	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPLK	100
Interior Floor	00	N/A	0
Air Condition	03	CENTRAL	100
Heating Type	04	AIR 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	
1	SINGLE FAM	0%	- 2024									
Heated Area: 1620 HX Base Yr												



MAP NUM		MKT AREA		NEIGHBORHOOD/LOC	
			06	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	20	30	2024	6	748
FOP	72	30	2024	22	2,742
TOTALS	2,112			1,868	232,803

456 SW JEWEL LAKE DR, LAKE CITY

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE
			04/14/2026	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						
1	0166	CONC,PAVMT	0	0	0	0		430.00	UT	3.00		3.00	100	2024	2023	100	1,290	

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		232,803	
TOTAL MARKET OB/XF VALUE		1,290	
TOTAL LAND VALUE - MARKET		28,750	
TOTAL MARKET VALUE		262,843	
SOH/AGL Deduction		0	
ASSESSED VALUE		262,843	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		262,843	
TOTAL JUST VALUE		262,843	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		259,944	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044062	New Residential C	160,700	03/31/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1522/1442	8/30/2024	QC	U	I	11	100
GRANTOR: REED JAMES						
GRANTEE: REED JAMES						
1500/394	9/26/2023	WD	Q	I	01	290,000
GRANTOR: WJHFL LLC, D/B/A WJH						
GRANTEE: REED JAMES LAVON JR						

BUILDING NOTES												

BUILDING DIMENSIONS												
BAS=[YR=2024;ORIG=70,10] S36 E20 S18 E18 N46 W9 N8 W29 \$												
FGR=[YR=2024;ORIG=70,46] S20 E20 N2 N18 W20 \$												
FOP=[YR=2024;ORIG=90,64] S2 S2 E5 N4 W5 \$												
POP=[YR=2024;ORIG=99,10] S8 E9 N8 W9 \$												

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	0		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.15	25,000.00	28,750.00	28,750								