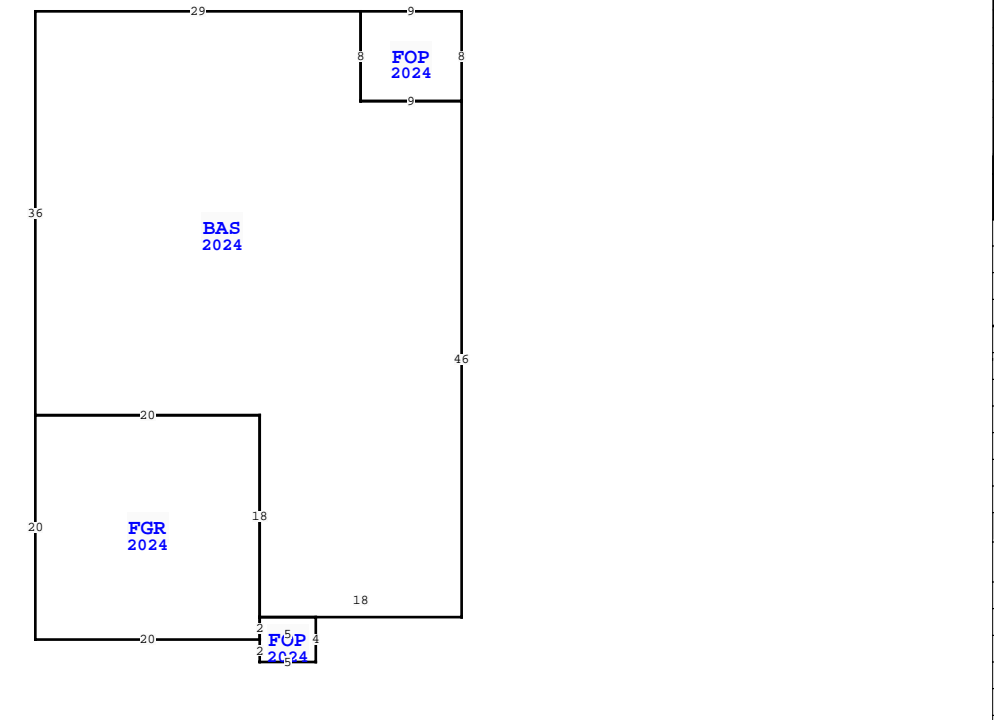


ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LAM/VNLPLK 100
Interior Floor	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
Condition Adj	03	100
Kitchen Adjus	01	100
Quality	05	05

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,868	111.5500	124.94	233,388	2023	2023	0	0	2.00	98.00



456 SW JEWEL LAKE DR, LAKE CITY
 BLD DATE: 04/14/2026
 LGL DATE: 04/14/2026
 XF DATE: MLU
 INC DATE: AG DATE

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	198,355
FGR	400	55	2024	220	26,937
FOP	20	30	2024	6	735
FOP	72	30	2024	22	2,694
TOTALS	2,112			1,868	228,720

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	0	0	430.00	UT	3.00	3.00	100	2024	2023		100	1,290	

TOTAL OB/XF																								
1,290																								
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							

VALUATION BY				STANDARD
Tax Group: 2	Tax Dist:			
BUILDING MARKET VALUE				228,720
TOTAL MARKET OB/XF VALUE				1,290
TOTAL LAND VALUE - MARKET				28,750
TOTAL MARKET VALUE				258,760
SOH/AGL Deduction				0
ASSESSED VALUE				258,760
TOTAL EXEMPTION VALUE				0
BASE TAXABLE VALUE				258,760
TOTAL JUST VALUE				258,760
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 \$	
FOP=[YR=2024;ORIG=99,10] S8 E9 N8 W9 \$	