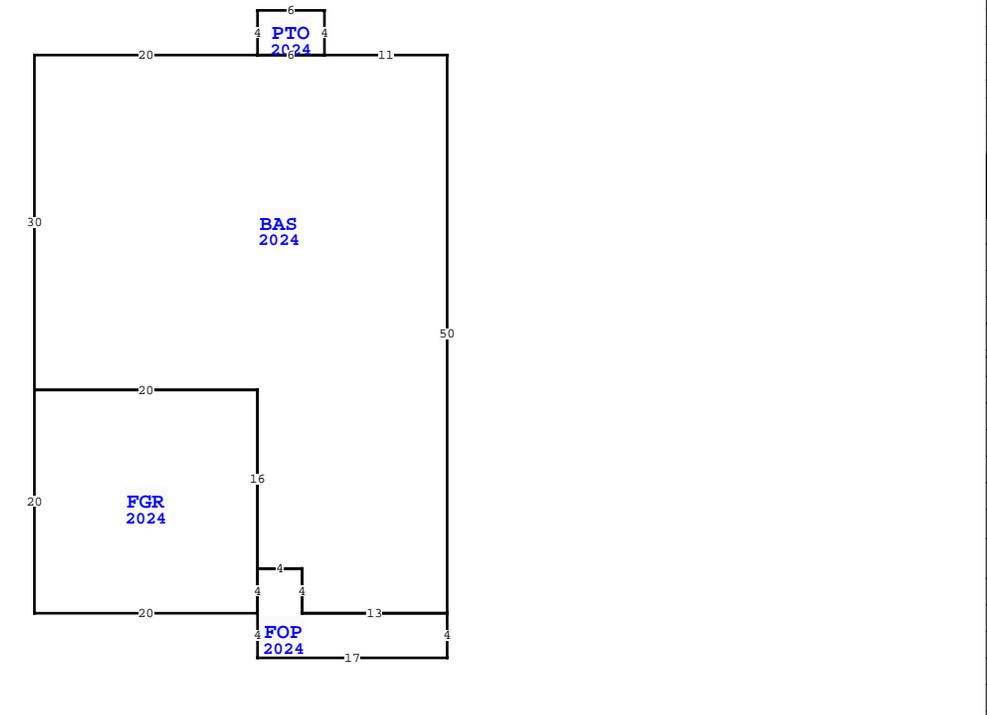




ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LAM/VNLPLK 100
Interior Floor	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	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		
0100	01	1,680	114.6600	130.71	219,593	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		215,201	
TOTAL MARKET OB/XF VALUE		1,500	
TOTAL LAND VALUE - MARKET		30,000	
TOTAL MARKET VALUE		246,701	
SOH/AGL Deduction		0	
ASSESSED VALUE		246,701	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		246,701	
TOTAL JUST VALUE		246,701	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		243,889	

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	1,434	100	2024	1,434	183,689
FGR	400	55	2024	220	28,181
FOP	84	30	2024	25	3,203
PTO	24	5	2024	1	128
TOTALS	1,942			1,680	215,201

435 SW JEWEL LAKE DR, LAKE CITY

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044059	New Residential C	139,800	03/31/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1563/829	3/17/2026	WD Q	Q	I	01	295,000
GRANTOR: WHITE KAREN ELISSE						
GRANTEE: HUNTER DAYLON MORGAN						
1487/1441	3/29/2023	WD Q	Q	I	01	260,000
GRANTOR: WJHFL LLC, D/B/A WJH						
GRANTEE: WHITE KAREN ELISSE						

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	0	0	0		500.00	UT	3.00				3.00	

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE
			04/14/2026		

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS=[YR=2024;ORIG=60,11] S30 E20 S16 E4 S4 E13 N50 W11 W6 W20 \$													
FGR=[YR=2024;ORIG=60,41] S20 E20 N4 N16 W20 \$													
FOP=[YR=2024;ORIG=80,57] S4 S4 E17 N4 W13 N4 W4 \$													
PTO=[YR=2024;ORIG=80,7] S4 E6 N4 W6 \$													

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	1.20	25,000.00	30,000.00	30,000							