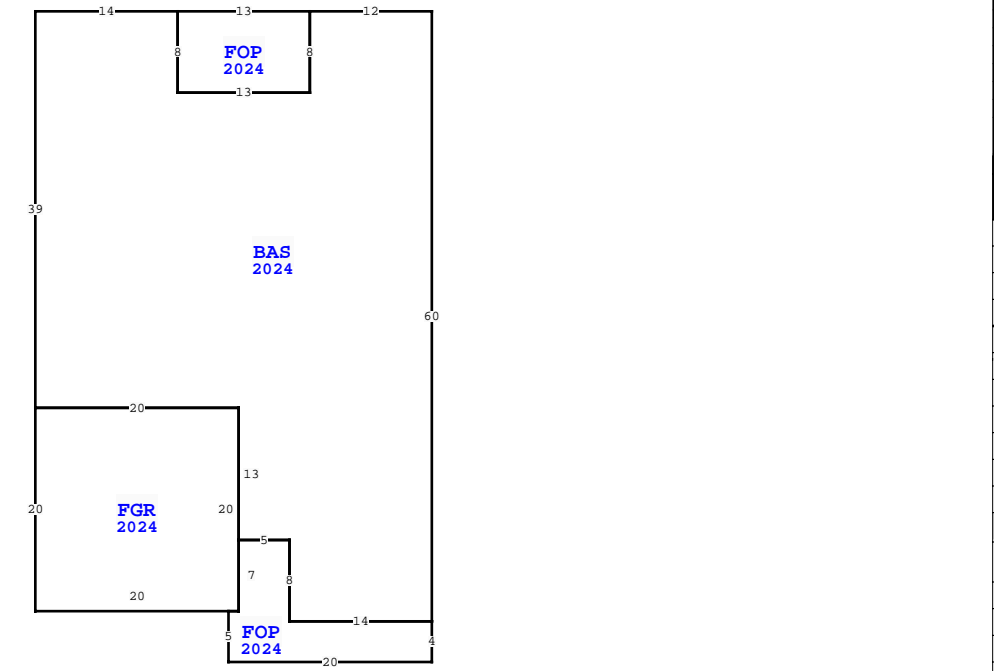


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Exterior Wall	00	N/A	0
Roof Structure	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPLK	100
Interior Floor	00	N/A	0
Air Condition	03	CENTRAL	100
Heating Type	04	AIR 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	100%	- 2024									Heated Area: 1776	HX Base Yr 2024



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	1,776	100	2024	1,776	217,455
FGR	400	55	2024	220	26,937
FOP	104	30	2024	31	3,796
FOP	121	30	2024	36	4,408
TOTALS	2,401			2,063	252,596

419 SW JEWEL LAKE DR, LAKE CITY

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

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		252,596
TOTAL MARKET OB/XF VALUE		1,440
TOTAL LAND VALUE - MARKET		30,000
TOTAL MARKET VALUE		284,036
SOH/AGL Deduction		0
ASSESSED VALUE		284,036
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		232,625
TOTAL JUST VALUE		284,036
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		285,413

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044127	New Residential C	177,600	04/07/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1487/1609	3/31/2023	WD Q	Q	I	01	300,000
GRANTOR: WJHFL LLC, D/B/A WJH						
GRANTEE: ALVARADO IAN PAUL						
1448/2164	9/27/2021	WD Q	V	05		1,558,000
GRANTOR: GSMS DEVELOPERS INC						
GRANTEE: WJHFL LLC, D/B/A WJ						

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

BUILDING NOTES													
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BUILDING DIMENSIONS													
BAS=[YR=2024;ORIG=60,10] S39 E20 S13 E5 S8 E14 N60 W12 S8 W13 N8 W14 \$													
FGR=[YR=2024;ORIG=60,49] S20 E20 N20 W20 \$													
FOP=[YR=2024;ORIG=79,69] S5 E20 N4 W14 N8 W5 S7 W1 \$													
FOP=[YR=2024;ORIG=74,10] S8 E13 N8 W13 \$													

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	% 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	1.20	25,000.00	30,000.00	30,000							