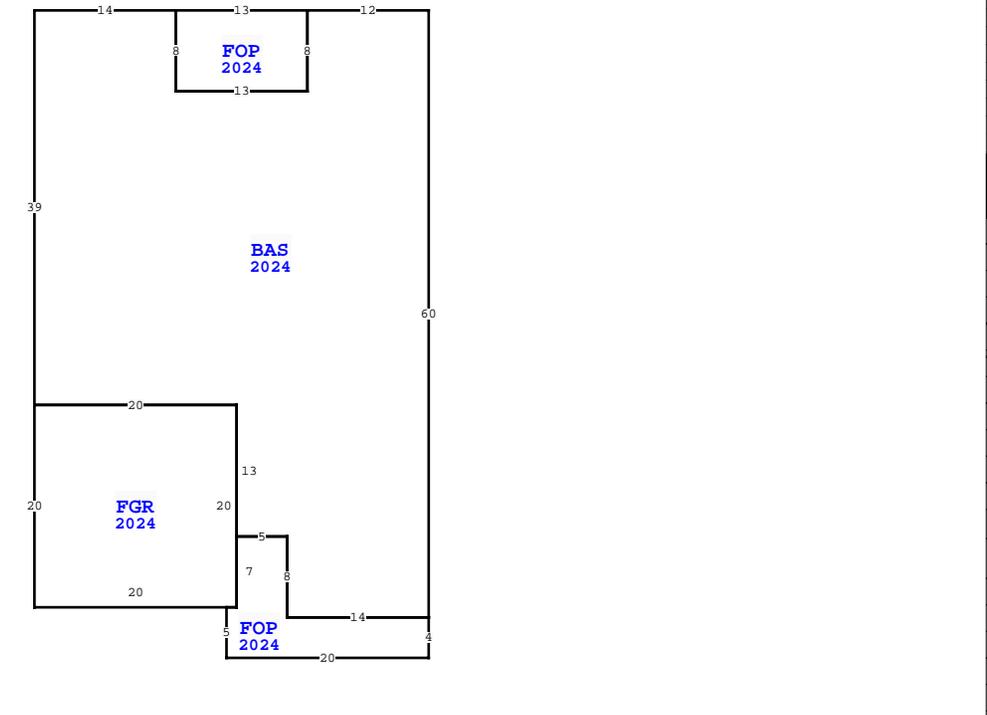


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Exterior Wall	00	N/A	0
Roof Structure	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPLK	100
Interior Floor	00	N/A	0
Air Condition	03	CENTRAL	100
Heating Type	04	AIR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

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	2,063	111.5500	127.17	262,352	2023	2023	0	0	2.00	98.00		
1 SINGLE FAM			100% - 2024	Heated Area: 1776				HX Base Yr 2024					



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	1,776	100	2024	1,776	221,337
FGR	400	55	2024	220	27,417
FOP	104	30	2024	31	3,863
FOP	121	30	2024	36	4,486
TOTALS	2,401			2,063	257,105

419 SW JEWEL LAKE DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2026
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			3.00	100	2024	2023		100	1,440	

TOTAL OB/XF 1,440

LAND DESCRIPTION																							
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							

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE	257,105		
TOTAL MARKET OB/XF VALUE	1,440		
TOTAL LAND VALUE - MARKET	30,000		
TOTAL MARKET VALUE	288,545		
SOH/AGL Deduction	1,228		
ASSESSED VALUE	287,317		
TOTAL EXEMPTION VALUE	HX HB 51,411		
BASE TAXABLE VALUE	235,906		
TOTAL JUST VALUE	288,545		
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						

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 \$													