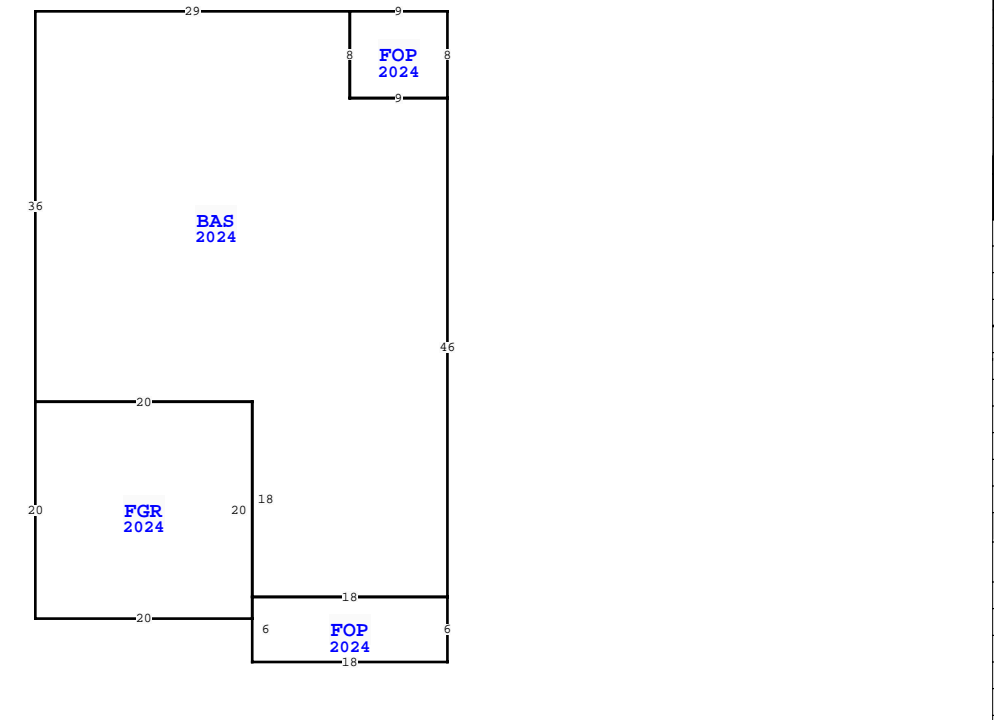


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	32 HARDIE BRD 100
Exterior Wall	00 N/A 0
Roof Structure	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	13 LAM/VNLPLK 100
Interior Floor	00 N/A 0
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	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		
0100	01	1,894	111.5500	124.94	236,636	2023	2023	0	0	2.00	98.00		



MAP NUM		MKT AREA			
0100	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	72	30	2024	22	2,694
FOP	108	30	2024	32	3,918
TOTALS	2,200			1,894	231,903

401 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	% COND	OB/XF MKT VALUE	NOTES
1	0166	CONC,PAVMT	0	0	0	0	480.00	UT	3.00	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	DPTH 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							

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		231,903	
TOTAL MARKET OB/XF VALUE		1,440	
TOTAL LAND VALUE - MARKET		30,000	
TOTAL MARKET VALUE		263,343	
SOH/AGL Deduction		0	
ASSESSED VALUE		263,343	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		263,343	
TOTAL JUST VALUE		263,343	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		264,510	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044129	New Residential C	160,700	04/07/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1487/1582	3/31/2023	WD Q	Q	I	01	270,000
GRANTOR: WJHFL LLC, D/B/A WJH						
GRANTEE: DUCKWILER DEVIN ALA						
1448/2164	9/27/2021	WD Q	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=-30,30] W9 N8 W29 S36 E20 S18 E18 N46 \$													
FGR=[YR=2024;ORIG=-68,58] E20 S20 W20 N20 \$													
FOP=[YR=2024;ORIG=-48,76] E18 S6 W18 N6 \$													
FOP=[YR=2024;ORIG=-39,22] E9 S8 W9 N8 \$													