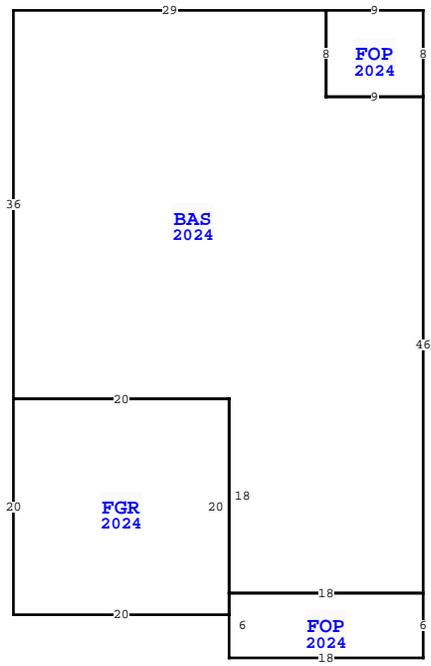


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LAM/VNLPLK 100
Interior Floor	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR 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
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
BAS	1,620	100
FGR	400	55
FOP	72	30
FOP	108	30
TOTALS	2,200	

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	127.17	240,860	2023	2023	0	0	2.00	98.00			
1 SINGLE FAM 0% - 2024 Heated Area: 1620 HX Base Yr														



VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		236,043
TOTAL MARKET OB/XF VALUE		1,440
TOTAL LAND VALUE - MARKET		30,000
TOTAL MARKET VALUE		267,483
SOH/AGL Deduction		0
ASSESSED VALUE		267,483
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		267,483
TOTAL JUST VALUE		267,483
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						

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	480.00	UT	3.00	3.00	100	2024	2023		100	1,440	

TOTAL OB/XF														
401 SW JEWEL LAKE DR, LAKE CITY														
1,440														

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 \$														

LAND DESCRIPTION																								
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							