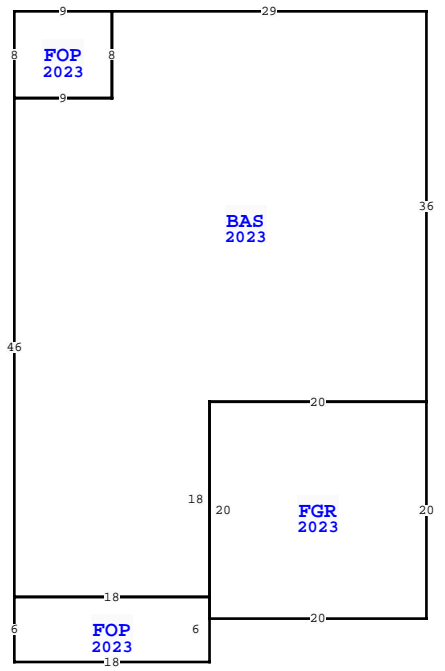


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	32 HARDIE BRD 100
Exterior Wall	00 N/A 0
Roof Structure	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	13 LAM/VNLPLK 100
Interior Floor	00 N/A 0
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	2 100
Bathrooms	4 100
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	50%	- 2023									
Heated Area: 1620						HX Base Yr 2023						



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	1,620	100	2023	1,620	201,453
FGR	400	55	2023	220	27,358
FOP	72	30	2023	22	2,735
FOP	108	30	2023	32	3,979
TOTALS	2,200			1,894	235,527

299 SW JEWEL LAKE DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/24/2023
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	50	0	0			3.00	100	2023	2022		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	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	50		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	24,000.00	24,000.00	24,000							

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		235,527	
TOTAL MARKET OB/XF VALUE		1,440	
TOTAL LAND VALUE - MARKET		24,000	
TOTAL MARKET VALUE		260,967	
SOH/AGL Deduction		3,375	
ASSESSED VALUE		257,592	
TOTAL EXEMPTION VALUE		HX HB 51,411	
BASE TAXABLE VALUE		206,181	
TOTAL JUST VALUE		260,967	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		263,395	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044055	New Residential C	160,700	03/31/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1500/2146	10/15/2023	QC	U	I	11	100
GRANTOR: FARABEE JIMMIE						
GRANTEE: FARABEE AMY						
1482/351	12/22/2022	WD	Q	V	01	275,000
GRANTOR: WJHFL LLC, D/B/A WJH						
GRANTEE: FARABEE AMY						

BUILDING NOTES												
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BUILDING DIMENSIONS												
BAS=[YR=2023;ORIG=-10,-20] W29 S8 W9 S46 E18 N18 E20 N36 \$												
FOP=[YR=2023;ORIG=-48,-20] E9 S8 W9 N8 \$												
FOP=[YR=2023;ORIG=-48,34] E18 S6 W18 N6 \$												
FGR=[YR=2023;ORIG=-30,16] E20 S20 W20 N20 \$												